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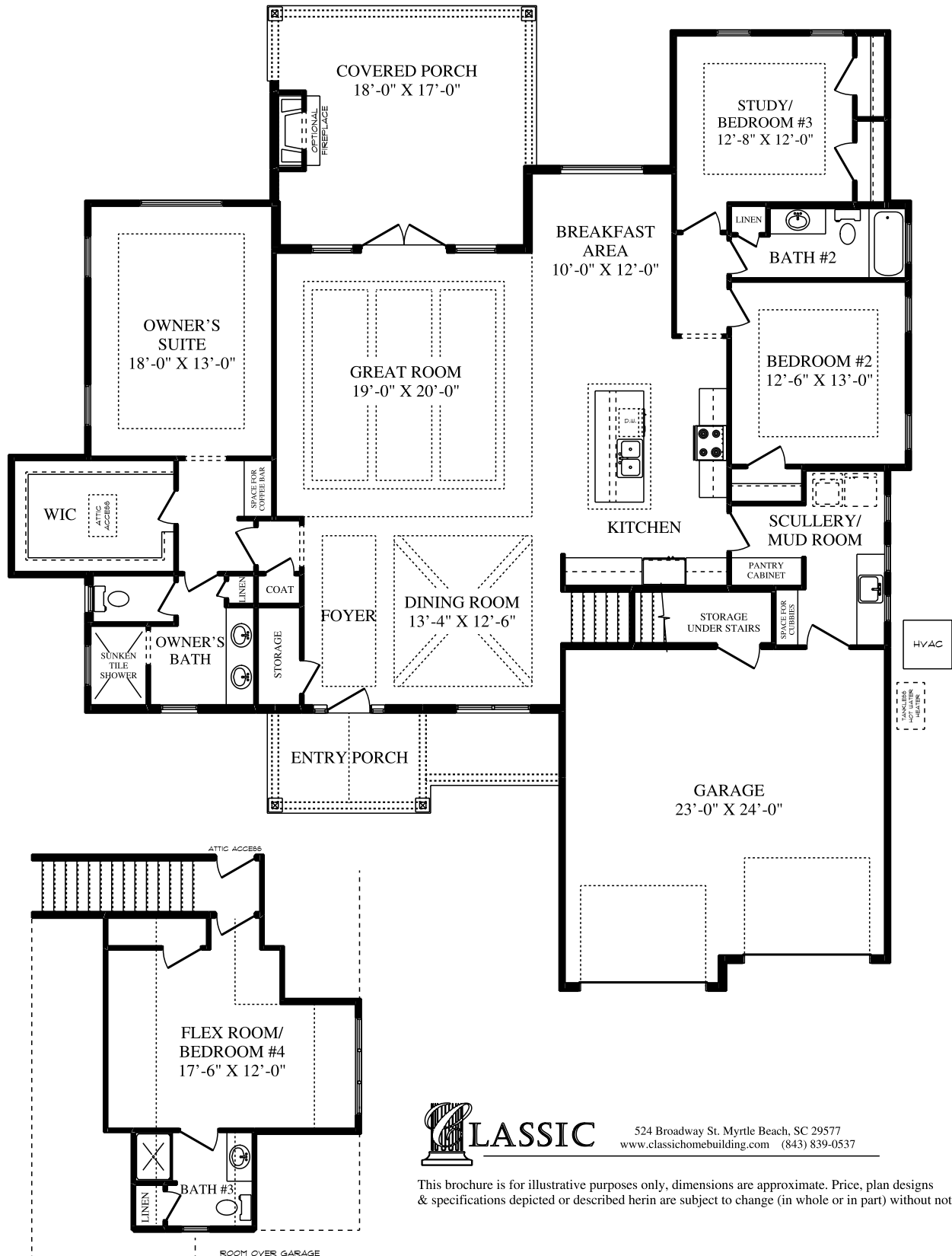
COATBRIDGE

LOT 84, THISTLE GOLF ESTATES

by CLASSIC for  
THISTLE GOLF ESTATES

## COATBRIDGE

HVAC LIVING AREA ..... 2567  
TOTAL UNDER ROOF ..... 3557



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This brochure is for illustrative purposes only, dimensions are approximate. Price, plan designs & specifications depicted or described herein are subject to change (in whole or in part) without notice.

## The “COATBRIDGE MODEL” – Thistle Golf Estates Lot #84

HVAC/Bonus Area: 2567 SF

Total Under Roof: 3557 SF

Base Price: \$ 754,620.00

Lot Premium: \$ 55,000.00

**Cost of Home including Lot Premium: \$ 809,620.00**

### **Options & Upgrades:**

Outdoor Fireplace w/Hearth	\$ 12,500.00
Buried Propane tank (leased)	\$ 2,500.00
X3 Gas Lines (outdoor fireplace, stove, tankless water heater	\$ 2,625.00
Custom Cabinet Hood (ventilation to come from Appliance Allowance)	\$ 3,750.00
Owner's Shower: In addition to the stationary shower head & valve; add a rain can from the ceiling with a separate valve; add a diverter to the hand shower on the slide bar (this will transfer water from the rain can to the hand shower) (Brushed Stainless trims by Builder)	
	\$ 1,850.00
Tankless water heater	\$ 3,200.00
Air switch in Kitchen	\$ 325.00
Island Upgrade	\$ 7,260.00
Kitchen Tile Backsplash Allowance	\$ 1,500.00
Upgraded Countertops	\$ 7,250.00
Additional Landscaping Allowance	\$ 15,000.00
Additional Appliance Allowance	\$ 5,000.00
Additional allowance for Ventilated Wood Closet Shelving	\$ 2,500.00
SS laundry sink & pull-out spray faucet	\$ 1,875.00
Farmhouse sink in Kitchen	\$ 1,610.00
Additional Cabinetry allowance (Finished end cabinetry, pots & pans drawers; Laundry Room; Owner's Coffee Bar; Pantry, Cubbies, etc..)	
	\$ 14,000.00
Rectangular vanity sinks (3 @ \$100.00 each)	\$ 300.00
Additional Lighting Allowance	\$ 2,500.00
Acrylic Tub with Tile Surround in Bath # 2	\$ 2,200.00
Interior Trim Upgrade to Header and Flat Casing	\$ 5,400.00
Additional Stone	\$ 6,250.00
Enlarged Concrete Patio	\$ 1,800.00
Convert Rear Porch to Sunroom	\$ 26,300.00

**Total Options & Upgrades: \$ 127,495.00**

**Sale Price Including Options & Upgrades: \$ 937,115.00**