

## Fredricksburg for Sale

Address/ 529 Westview Lane E		2 Year Tax Abatement
Style / Patio Home		
Legal / Lot 9, Block 3, Westview 3rd Addition		
Sq. Footage / 1670		Approx. Finished Sq. Footage
Lot Size / 7,744 sq ft		Main Level
Driveway / Right		1670
Possession / 24 weeks from contract		
<b>Base Price of Home</b>	\$	352,681
<b>Custom Options:</b>		
Gas Forced Air Furnace and Air Source Heat Pump (Energy Star)		Standard
All season Sunroom (includes ceiling fan, patio door)		Standard
Built as Detached Townhome		Standard
Cabinet Hardware (Venetian Bronze--kitch & Satin Nickel--baths)		Standard
Garage Door Opener with 2 controls		Standard
Comfort Height Toilets		Standard
\$3500 Appliance Allowance-- range, DW, microwave & refrigerator		Standard
Garage Offset		n/c
Island Kitchen Configuration		2642
WilsonArt High Definition Countertop Selection (Island Kitchen)		1683
Undermount Kitchen Sink in Laminate Tops		880
Floor Drain in garage		1004
Vaulted Ceiling in living area		2240
Laminate Woodgrain Flooring in Dining Room, Kitchen, Foyer & Rear Hallway		3977
Laminate Woodgrain Flooring in Living Room		2992
Craftsman Style Oak Base & Trim		4844
Decorative Interior Doors(II) (Painted) - 4 Styles		1498
Lever style door knobs		398
Custom Master Bath/Closet configuration		1256
Granite Composite Bathroom Vanity Counter & Sink (both bathrooms)		1296
Grab bars in Master bath Shower		Standard
Ceiling Fan/Light added to master bedroom		668
Laundry Room Pocket Door (Painted Molded)		693
Deadbolt Lock on Front door		Standard
Stacked Stone--wainscot on garage front		Included
Fully Sodded Yard		Included
<b>Price of home &amp; options without lot</b>	\$	<b>378,752</b>
<b>Lot price</b>	\$	<b>49,900</b>
<b>Total purchase price</b>	\$	<b>428,652</b>

Monthly Association Fee: \$125 (snow removal, lawn care)