

## Fredricksburg for Sale

Address/ 514 38th Avenue E		2 Year Tax Abatement
Style / Patio Home		
Legal / Lot 7, Block 1, Westview 3rd Addition		
Sq. Footage / 1670		Approx. Finished Sq. Footage
Lot Size / 7560 sq ft		Main Level
Driveway / Left		1670
Possession / November 25th		
<b>Base Price of Home</b>	\$	259,243
<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
WilsonArt High Definition Countertop Selection (Island Kitchen)		683
Floor Drain in garage		1004
Vaulted Ceiling in living area		2240
Laminate Woodgrain Flooring in Dining Room, Kitchen, Foyer & Rear Hallway		2455
Laminate Woodgrain Flooring in Living Room		1472
Craftsman Style Oak Base & Trim		3222
Decorative Interior Doors(II) (Painted) - 4 Styles		998
Lever style door knobs		354
Custom Master Bath configuration		1256
Granite Composite Bathroom Vanity Counter & Sink (both bathrooms)		1296
Grab bars in Master bath Shower		360
Ceiling Fan/Light added to master bedroom		633
Maple Cabinets above W/D area in laundry room		976
Transom Window in Second Bath		498
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>276,690</b>
<b>Lot price</b>	\$	<b>44,900</b>
<b>Total purchase price</b>	\$	<b>321,590</b>

Monthly Association Fee: \$105 (snow removal, lawn care)