

Stonybrook Homes



The Kingston @

The Kingston @ Lemay Ave. model is a 2-story, 3/4-car sideload & frontload garages, 4 bed, 4 bath home with a main floor office and parlor.

Estimated completion: January 2011

Lemay Ave.

Offered at
\$545,000

Square Footage:

- 2,909 finished
- 1,673 unfinished
- 4,582 total
- 23,433 lot size
- 993 square foot garages

Standards:

- Central air conditioning
- Master suite soaking tub
- 9 foot ceilings in basement
- 9 & 10 foot ceilings on main floor
- 8 foot garage overhead
- Deco steel-spindled staircase
- Hickory hardwood floors
- Landscape & sprinkler system
- Upgraded appliance package
- 1 garage door opener

Location:

Lemay Avenue Estates offers a convenient southeast Fort Collins location, close to schools, shopping, entertainment and highway access. There is also a future nearby trail system.

Every Stonybrook Home comes with a one-year home warranty

Allowances:

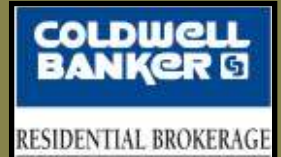
- Slab granite kitchen counter tops
- Wood flooring throughout entry, kitchen, nook and family room
- Designer tile throughout all baths and designer lighting
- Carpet/hard surfaces: \$30,540
- Lighting: \$2,795
- All surfaces used are within given allowances

Energy features:

- 93 percent energy-efficient furnace
- Low "E" vinyl windows
- 50 gallon fast recovery hot water heater
- Every Stonybrook Home is Energy Rated and certified
- Appliances are Energy Star certified or equivalent

1208 Woods
Landing Drive
Lot 27

Lemay Avenue Estates
Fort Collins



2120 Milestone Drive
Fort Collins, CO 80525



Exclusively marketed by:

Susan D. Warren

CRS, CSP, and Eco Broker

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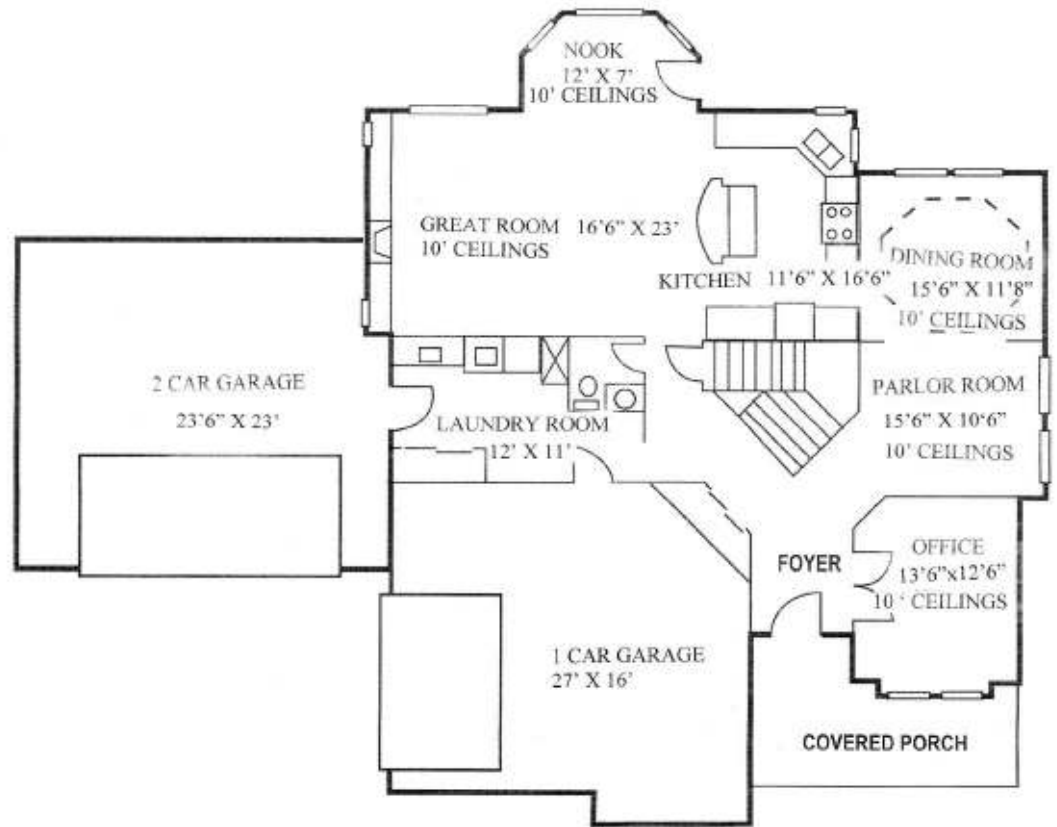
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***Contingent contracts
considered***

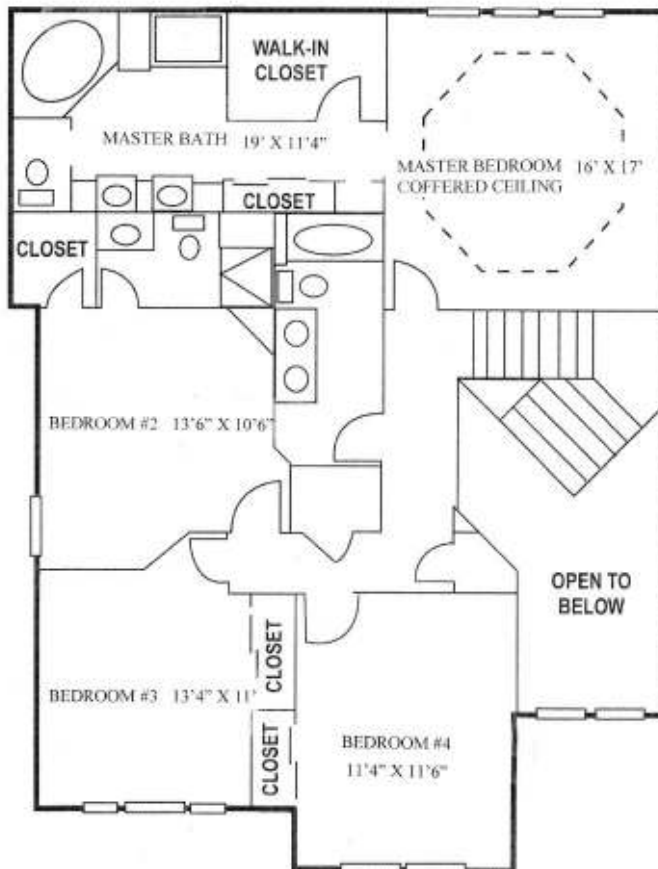
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The Kingston @ Lemay Ave. Floor Plan

Main floor



Upper floor



*All measurements are approximate