

Stonybrook Homes



The Kingston

The Kingston model is a 2-story, 3-car garage, 4 bed, 4 bath home with a main floor office and parlor.

Offered at
\$495,000

Estimated completion: January 2011

Square Footage:

- 2,889 finished
- 1,520 unfinished
- 4,409 total
- 6,944 lot size

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 surface: \$28,540
- Lighting: \$2,795
- All surfaces used are within given allowances

Location:

Fossil Lake Ranch offers a convenient southeast Fort Collins location, close to schools, shopping, entertainment and highway access. There is also a neighborhood park, community pool and clubhouse, and a nearby trail system.

Every Stonybrook Home comes with a one-year home warranty

Standards:

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

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 or equivalent

5639 Cardinal
Flower Court

Lot 6

Kasey's Garden

6th Filing

Fossil Lake Ranch



2120 Milestone Drive
Fort Collins, CO 80525



Exclusively marketed by:

Susan D. Warren

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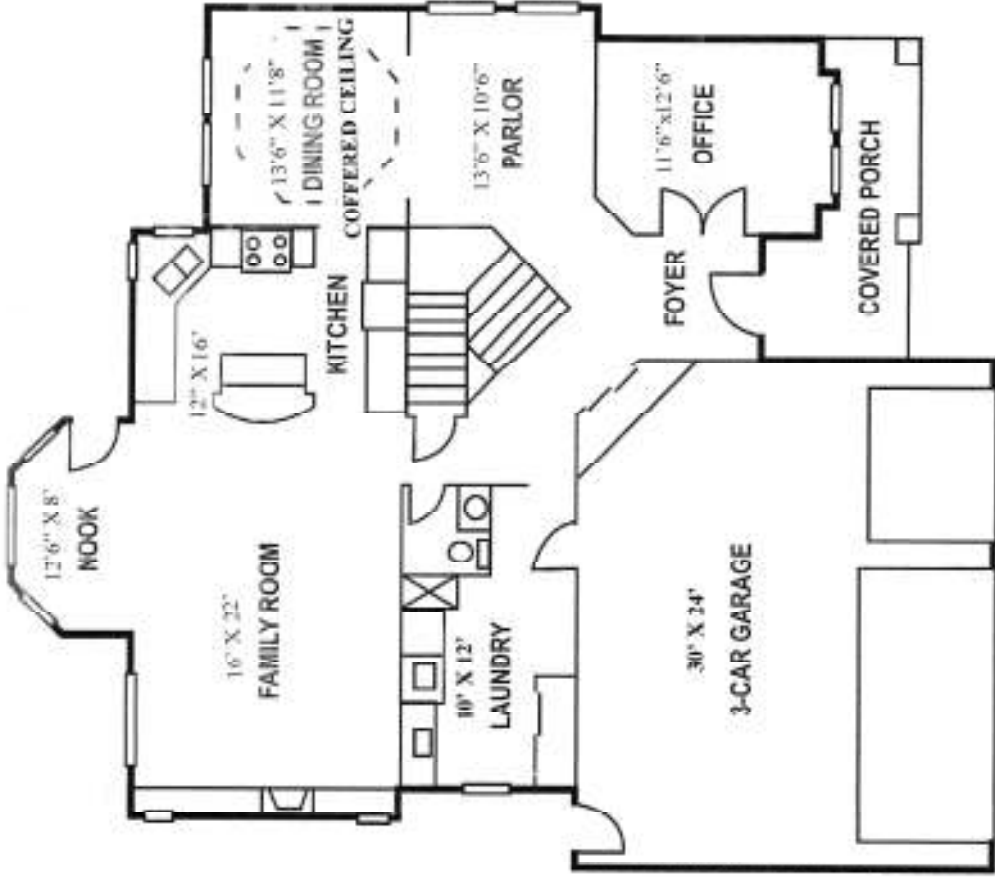
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***Contingent contracts
considered***

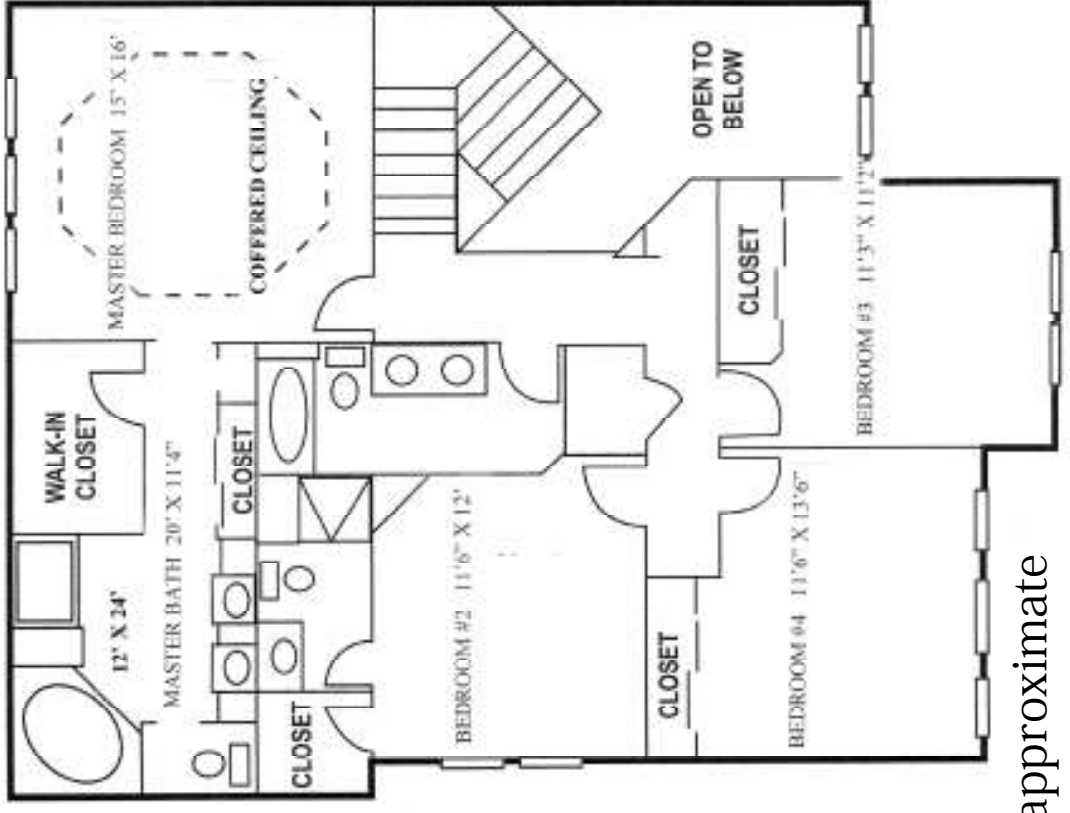
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The Kingston Floor Plan

Main floor



Upper level



* All measurements are approximate