

Stonybrook Homes



The Kingston at

The Kingston at Lemay Avenue model is a 2-story, 3/4-car side-load garage, 4 bed, 4 bath home with a main floor office and parlor.

Estimated completion: August 2011

Lemay Avenue

\$565,000

Square Footage:

- 2,909 finished
- 1,673 unfinished
- 4,582 total
- 993 garage
- 22,487 lot size

Standards:

- 2 central air conditioning units
- 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

Location:

Lemay Avenue Estates offers a convenient southeast Fort Collins location, close to schools, shopping, entertainment and highway access.

Every Stonybrook Home comes with a one-year home warranty

Allowances:

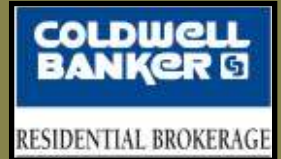
- Slab granite kitchen counter tops
- Wood flooring throughout entry, kitchen, nook and family room
- Designer tile throughout all baths and designer lighting
- Carpet/hard surfaces: \$30,550.00
- Lighting: \$3,055.00
- All surfaces used are within given allowances

Energy features:

- 2 93 percent energy-efficient furnaces
- 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

7111 Diamond
Tail Drive
Lot 36
MLS # 652818

Lemay Avenue Estates
Fort Collins



2120 Milestone Drive
Fort Collins, CO 80525



Exclusively marketed by:

Susan D. Warren

CRS, CSP, and Eco Broker

Office: 970-419-2204
Direct: 970-222-1174
Fax: 970-419-2253

susanDwarren@msn.com

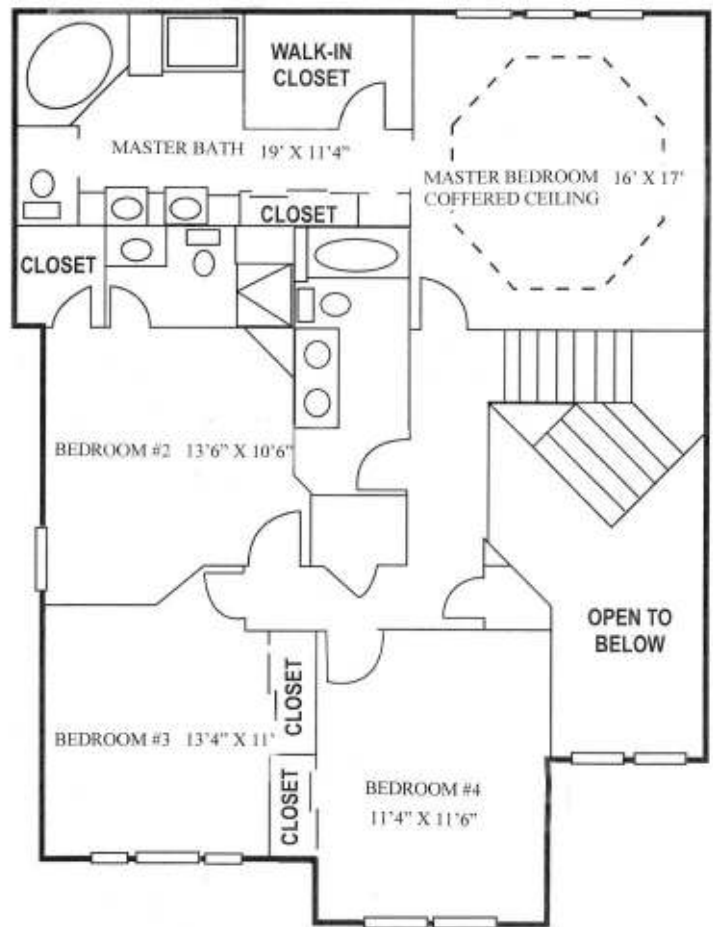
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***Contingent contracts
considered***

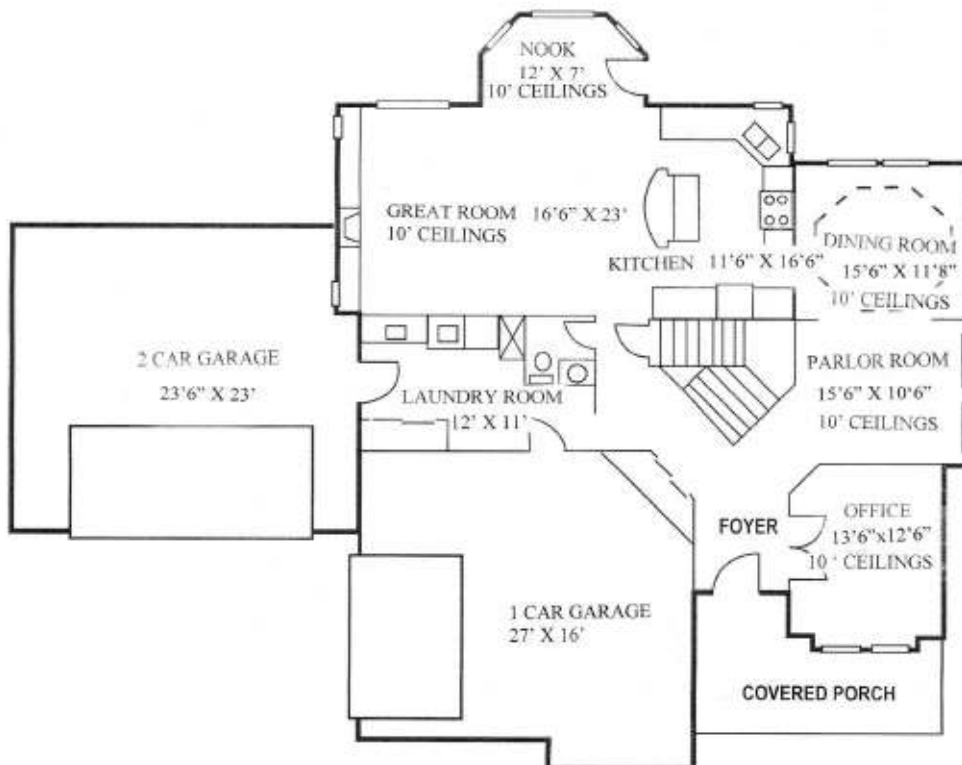
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The Kingston at Lemay Ave. Floor Plan

Upper level



* All measurements are approximate



Main level