

# Make Your Mark *with Craftmark Homes*



*Actual home not shown*

## *The Oakton Alternate at Park Ridge 23600 Lefty Lane, Clarksburg, Maryland*

- Late Summer 2010 Delivery
- **Half Acre Corner Homesite**
- **Energy Star Certified Home**
- Approximately 6,700 Finished Sq. Ft.
- 4 Bedrooms, 3 ½ Baths
- Brick Façade
- 3 Car Sideload Garage
- 4' Extension in Family Room
- Rear Morning Room
- Stone Fireplace Profile in Family Room
- Finished Rec Room and Bathroom
- Stainless Steel Appliances, Granite Countertops and Raised Panel Maple Cabinetry in Kitchen
- Extensive Hardwood Flooring (custom stained in place) throughout first floor (except Family Room)
- Upgraded Ceramic in Owner's Bath



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THE SALES REPRESENTATIVE WORKS FOR THE HOME BUILDER, WHICH MEANS THAT HE OR SHE MAY ASSIST THE BUYER IN PURCHASING THE PROPERTY, BUT HIS OR HER DUTY OF LOYALTY IS ONLY TO THE HOME BUILDER.

<i>Base Price:</i>	<b>\$708,900</b>
<i>Total Options:</i>	<b>\$143,870</b>
<i>Discount:</i>	<b>\$ (84,120)</b>
<i>Special Sales Price:</i>	<b>\$798,650</b>

**Open Daily 11am - 5pm**

**Please call Jack Quintas at (301) 916-8235 for more information.**

Directions to Model: I-270 to Exit 18 /Father Hurley Blvd toward MD-27 North. Turn left on Hawkes Road to a left on Piedmont Road. Turn left on Tregoning into the community. Model is first house on the left.

This property is located in what is intended to be a development district (if and when the same is approved by the County) and, if not approved as a development district, is located in a district subject to a private infrastructure charge. Any potential buyer should ask the Seller about additional taxes or other charges that may be applicable.

Estimated Property Taxes - \$6,600  
Tax information provided is seller's best estimate and not guaranteed.  
All prospective buyers should verify tax information with the Montgomery County Office of Consumer Protection (240)777-3636

*Brokers Welcome*  
Must register at site and comply with all policy terms.

Updated 2/12/2010



MHBR #451