

COMING SOON!  
Fall 2011



\*Actual Home Shown

## Patuxent at Morris Farm

Homesite 58.10, 14298 Ladderbacked Drive in Gainesville, VA

- Approximately 4,468 Finished Sq. Ft. - (3 Levels)
- Siding and Stone Exterior
- 4 Bedrooms with 3.5 Bathrooms
- Finished Rec Rm and Den w/Bath
- Vaulted Ceiling in Owner's Suite
- Owner's Suite Deluxe Shower w/Upgraded Ceramic
- Gas Fireplace w/Marble Surround in Owner's Suite
- Granite Countertops in Kitchen
- 2' Rear Extension with Rear Morning Room
- Bay Window in Dining Room
- Family Room Gas Fireplace with Stone Profile
- Hardwood Floors - (Hand- Sanded & Stained)
- Security System with One-Year Free Service
- Home Energy Rating System with Low E Windows

**Base Price:** \$439,900  
**Total Options:** \$ 108,922  
**Sales Price:** \$ 548,822  
**Special Sales Price:**  
**\$539,475**

**Open Daily 11am – 6pm**

**Please Call: Madeline Stackman**  
**Sales Manager**  
**(703) 754-3469**

**Directions:** 66 West to Exit 43/Rt 29 towards Warrenton. Proceed 1/8 mile & take a Left at the light to Linton Hall Rd. Proceed 1.2 miles and take a right to Rollins Ford Rd. Proceed 1.2 miles and take a left to Yellow Hammer Dr.. Go through round-about to Model on Right: 8853 Yellow Hammer Dr.



[www.craftmarkhomes.com](http://www.craftmarkhomes.com)

Brokers Welcome\*

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



MHBR #451