

# IMMEDIATE DELIVERY Model Home



## THE CLIFTON AT OAK CREEK CLUB

14106 Dormansville Blvd

- Approximately 6,000 Sq. Ft.
- 5 Bedrooms with 4 Full & 1 Half Bath
- Beautiful Full Stone
- Family Room Extension
- Jenn-Air (stainless) Package, Cherry Cabinets
- Granite Countertops in Kitchen & Owner's bath
- Extensive Hardwood (Sand & Stain in Place)
- Stone Fireplace in Rec Room
- Custom Molding, flooring, landscape & paint
- Rear Morning Room
- Custom Molding throughout
- Finished REC ROOM with Full Bath, Den and Wet Bar
- ENERGY STAR CERTIFIED HOME
- Closing assistance

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>	\$529,900.00
<i>Total Options:</i>	\$295,365.00
<i>Sales Price:</i>	\$825,265.00
<i>Discount:</i>	(-30,265.00)
<i>Special Sales Price:</i>	\$795,000.00

**Open Daily 11am - 6pm**  
**Ask about closing assistance**

**Please Call Barbara Stoehr @ (301)390-4471 or 443-995-6932**

Directions: 495/95S to exit on Rt. 214 central Ave, East. Turn right on Church Road. Follow to Model on right at 14106 Dormansville Rd. Upper Marlboro, Md. 20774 (QUEEN ANNE TURN)



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Brokers Welcome\*

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



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