

**ADVANTAGE**  
Homes

# Northern Estates

Glenn Dale Maryland

## Immediate Delivery!



### THE ABBEY - 3,383 Sq. Ft.

(PLUS 930 Sq. Ft. IN LOWER LEVEL)

Lot 23 – 10601 Crimson Tree Court

#### Included with this Beautiful New Home

- 42" Wide Gas Fireplace in Family Room
- Gourmet Kitchen with Stainless Appliances
- Granite Kitchen Countertops/Maple Cabinets
- Hardwood in Foyer, Powder Room and Kitchen
- Upgrade Tile with Listello in Owner's Bath
- Energy Star Certified!
- and Much More!


<b>Base Price:</b>	<b>\$524,990</b>
<b>Full Brick Front:</b>	<b>\$ 7,500</b>
<b>Brick Paver Stoop/Steps:</b>	<b>\$ 1,000</b>
<b>2 Car Side Load Garage:</b>	<b>\$ 3,500</b>
<b>Elevation 1:</b>	<b>\$ 0</b>
<b>4' Family Room Rear Extension</b>	<b>\$ 4,000</b>
<b>15 Lite Doors for Study</b>	<b>\$ 1,500</b>
<b>Areaway w/15 Lite Patio Door:</b>	<b>\$ 7,500</b>
<b>Oak Foyer Stairs:</b>	<b>\$ 2,500</b>
<b>Marble Surround Fireplace:</b>	<b>\$ 750</b>
<b>Owner's Tray Ceiling:</b>	<b>\$ 2,000</b>
<b>Finished Rec Room:</b>	<b>\$19,500</b>
<b>Lower Level Full Bath:</b>	<b>\$ 4,900</b>
<b>Upgrade Flooring:</b>	<b>\$ 3,500</b>
<b>Security System:</b>	<b>\$ 300</b>
<b>Garage Opener &amp; Glass Lites:</b>	<b>\$ 750</b>
<b>2 Ceiling Fan Pre-Wires:</b>	<b>\$ 300</b>
<b>75 Gallon Hot Water Heater:</b>	<b>\$ 500</b>
<b>Total Price:</b>	<b><del>\$584,490</del></b>

## SPECIAL OFFER

# \$529,990!

For More Information

Contact John Lesniewski – RE/MAX United

 (301) 702-4228  [www.JohnLHomes.com](http://www.JohnLHomes.com)



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