

**ADVANTAGE**  
Homes

# Northern Estates

Glenn Dale Maryland

## Immediate Delivery!



**THE ASBURY 3,405 SQ. FT.**  
**(PLUS 750 SQ. FT. IN LOWER LEVEL)**  
**Lot 24 - 7707 Mystic River Terrace**

**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>\$519,990</b>
<b>Full Brick Front:</b>	<b>\$ 7,500</b>
<b>Brick Paver Stoop/Steps:</b>	<b>\$ 2,000</b>
<b>Rear Morning Room:</b>	<b>\$19,000</b>
<b>Elevation 1:</b>	<b>\$Included</b>
<b>15 Lite Doors for Study</b>	<b>\$ 1,500</b>
<b>Upper Sitting/Laundry Rooms:</b>	<b>\$Included</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(Extended):</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>\$502,490</del></b>

**SPECIAL OFFER**  
**\$499,990!**

**For More Information**

**Contact John Lesniewski – RE/MAX United**

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



Discounts and Incentives Only Valid when Seller's Preferred Lender & Title co. are utilized for the Mortgage & Settlement of the Property. Prices, Terms, Availabilities, Incentives subject to change without notice at the sole discretion of Advantage Homes LLC. Co-Op on Base Price 01/01/12