

# NEW LISTING! \$1,799,000

Gorgeous New Home on a Cul-de-sac in a Beautiful Great Falls Neighborhood!  
Includes 4-Car Garage and Premium Lot with a Walkout Basement  
LOT 3, CHANEL ESTATES - 11304 LANDY LANE

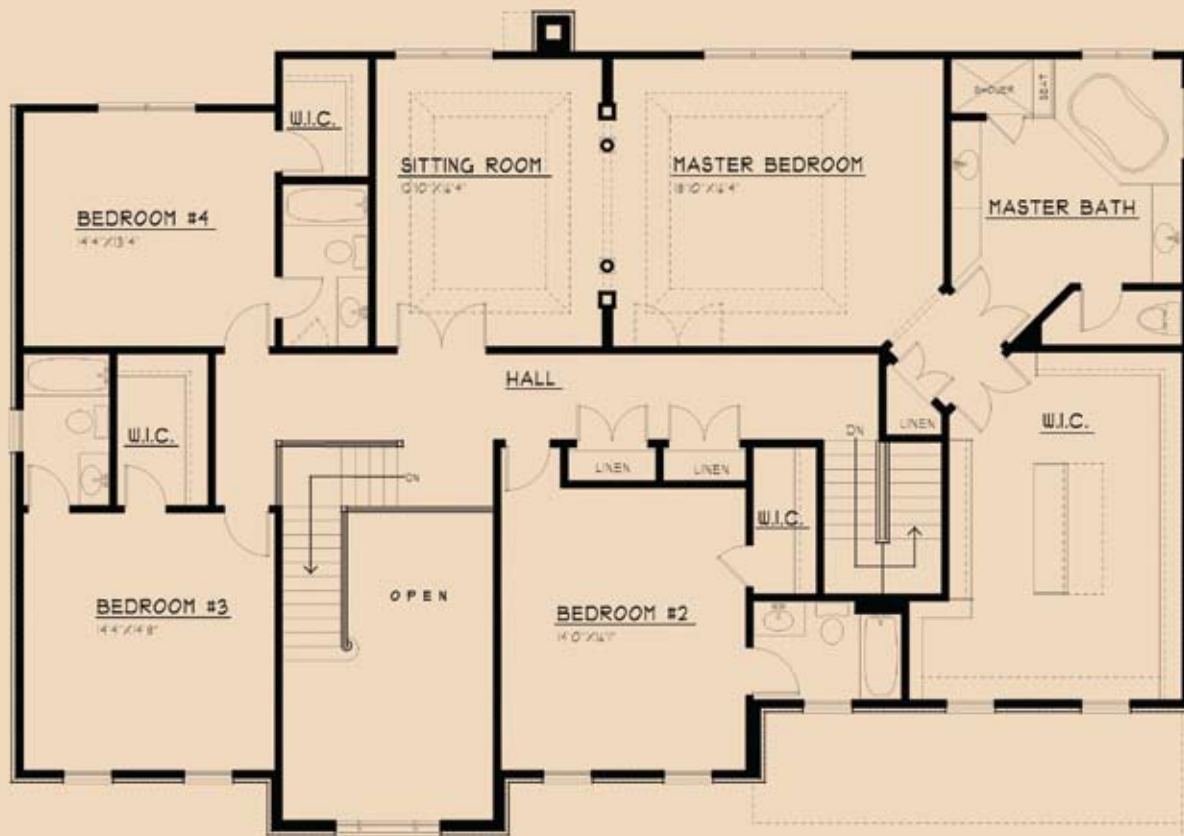


Brokers Welcome

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## UPPER LEVEL

The upper level features an expansive Master Suite including a king size walk-in-closet, luxurious bath, and large Sitting Room. Each secondary bedroom includes a private full bath, along with generous walk-in-closet for each.



## MAIN LEVEL

Elegant Arches grace nearly every opening in this open and flowing floor plan. The spacious kitchen is open to the family room, and a well placed 2nd staircase and 2nd powder room complete this family functional Main level. The mudroom area includes a service entrance along with the entrance into the included 4-car garage.



## LOWER LEVEL

The optional lower level offers endless flexibility and open space that can easily be tailored to any family's needs. The full walkout lot provides plenty of natural sunlight through the full size windows.

## INCLUDED FEATURES

### EXTERIOR DETAIL:

- Custom 4-sides Stone and Brick Exterior
- 4-Car Side Entry Garage
- Full Walkout Basement with Extra Windows
- Stone Entry Stoop & Brick Paver Lead Walkway
- Andersen 200-series Tilt Windows
- 30-Year Architectural Grade Roof Shingles
- Three Exterior Waterproof Electrical Outlets
- Professionally Designed Landscaping
- Front, Rear & Garage Hose Bibs
- Stained Woodgrain Fiberglass Front Entry Door with Decorative Glass Transom & Sidelites
- Wooded 1.07 Acre Walkout Lot
- Upgraded Bronze Exterior Lighting Fixtures

### LUXURIOUS BATHS:

- Luxurious Garden Master Bath featuring Jacuzzi Soaker Tub
- Ceramic Tile in All Bathrooms including: 12x12 Floor Tile in All Baths, Laundry & Mudroom
- Powder Room with Kohler "Portrait" or "Memoirs" Suite, Choice of Fixtures, & Designer Mirror
- Kohler Elongated Commodes in All Baths
- Kohler Faucets in All Baths in Choice of Finish
- Corian Vanity Tops w/ Integral Corian Bowls
- Rough-In for Full Bathroom in Basement

### BEAUTIFULLY APPOINTED KITCHEN:

- Solid Granite Kitchen & Butlers Pantry Countertops
- Top of the Line Appliances, Including:
  - 48" Built in Sub Zero Refrigerator
  - 30" Wolf Double Ovens
  - Wolf Range Top with Full Hood above
  - 2 Kitchenaid Dishwashers with Integrated Controls
  - Built-in Wolf Microwave
  - Sub Zero Wine Cabinet
- Kohler Stainless Steel undermount Double Bowl Kitchen Sink w/ Disposal and Stainless Faucet in Kitchen
- Custom Maple Cabinets with Raised Panel Doors & 42" Wall Cabinets

### INTERIOR DETAIL:

- 10' Main Level Ceilings with 9' on Upper & Lower (nominal)
- On-site Finished Hardwood Floors on Entire 1st Floor
- Luxurious Interior Trim Details include:
  - 4 Piece Crown Mould in Dining Rm, Living Rm, Foyer Library, & Upper Hall
  - 2 Piece Crown Mould in Formal Powder Rm & Family Rm
  - 2 Piece Chair Rail & Panel Mould in Dining Rm, Living Rm & Foyer
  - Adams Casing Window & Door Mould Throughout
- Custom 3-Tone Paint Package (choice of std colors)
- Oak Stairs and "Over the Post" Rails on Main Floor
- Ceiling Medallion in Dining Rm & Foyer
- Volume Ceilings in Master BR
- Upgraded Interior Lighting Package
- Solid Core Six Panel Interior Doors with Triple Hinges & Accent Levers in Choice of Finish

### ADDITIONAL STANDARD ITEMS:

- Insulated French or Patio Doors to Rear of House per Plan
- Laundry & Mud Room with Ceramic Tile Floor
- 9' Poured in Place Foundation Walls
- Extra Large Walk-in Closet in Master Bedroom
- Garage Door Openers

### COMFORT AND EFFICIENCY DETAILS:

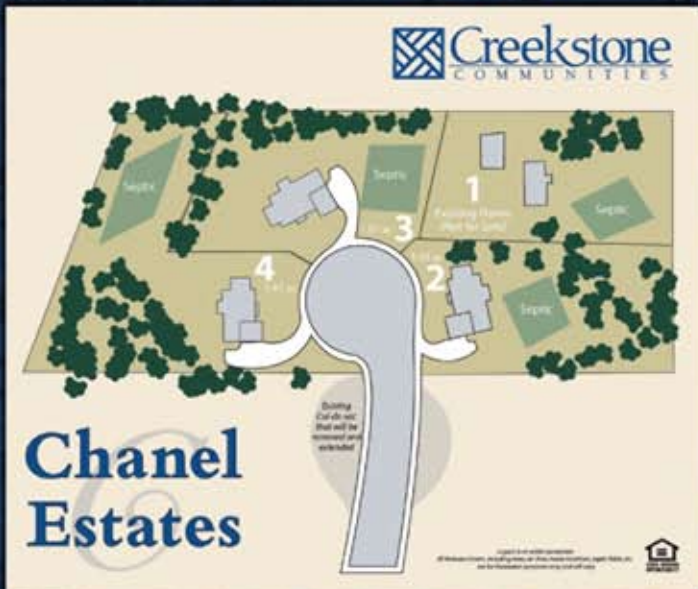
- Two Zone HVAC with High Efficiency Gas Furnace Serving 1st Floor w/ Humidifier & Heat Pump on 2nd Floor
- HVAC Return & Supply in Every Bedroom
- Ceiling Fan Rough-ins in Bedrooms & Great Room
- 400 Amp Electric Service
- 75-gallon Gas Hot Water Heater
- Passive Radon Provision System
- Smoke Detectors on All Levels & in All Bedrooms
- Air Guard Insulation System to Reduce Air Infiltration

### TECHNOLOGY & SECURITY PACKAGE:

- Category 5 Telephone Wiring & RG-6 Coaxial Cable "Home Run" to A/V Enclosure in Basement
- Home Office Jack in Library
- Complete Security System
- 4-Room Speaker & Volume Control Wiring
- Conduit Run from Basement to Attic for Future Wiring

### SOLID CONSTRUCTION DETAILING:

- High Efficiency Gas Furnace and Water Heater
- Masonry Fireplace in Family Room
- 3/4" T&G Sub-flooring; Nailed, Glued & Screwed
- All Drywall Nailed, Glued & Screwed



## The Creekstone Difference...

Creekstone Communities is family owned and operated, and we have been developing and building almost exclusively in Great Falls for nearly 20 years. In that time we have been one of the most active developers in Great Falls, having successfully completed 8 subdivisions. We live as well as work here, and therefore understand how truly special the community is in which we live.

It is Creekstone's highest priority to completely satisfy every one of our homeowners, not only during construction, but after settlement as well. We strive to accommodate the needs, questions and concerns of all our customers...every day. Our greatest asset is our reputation.

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