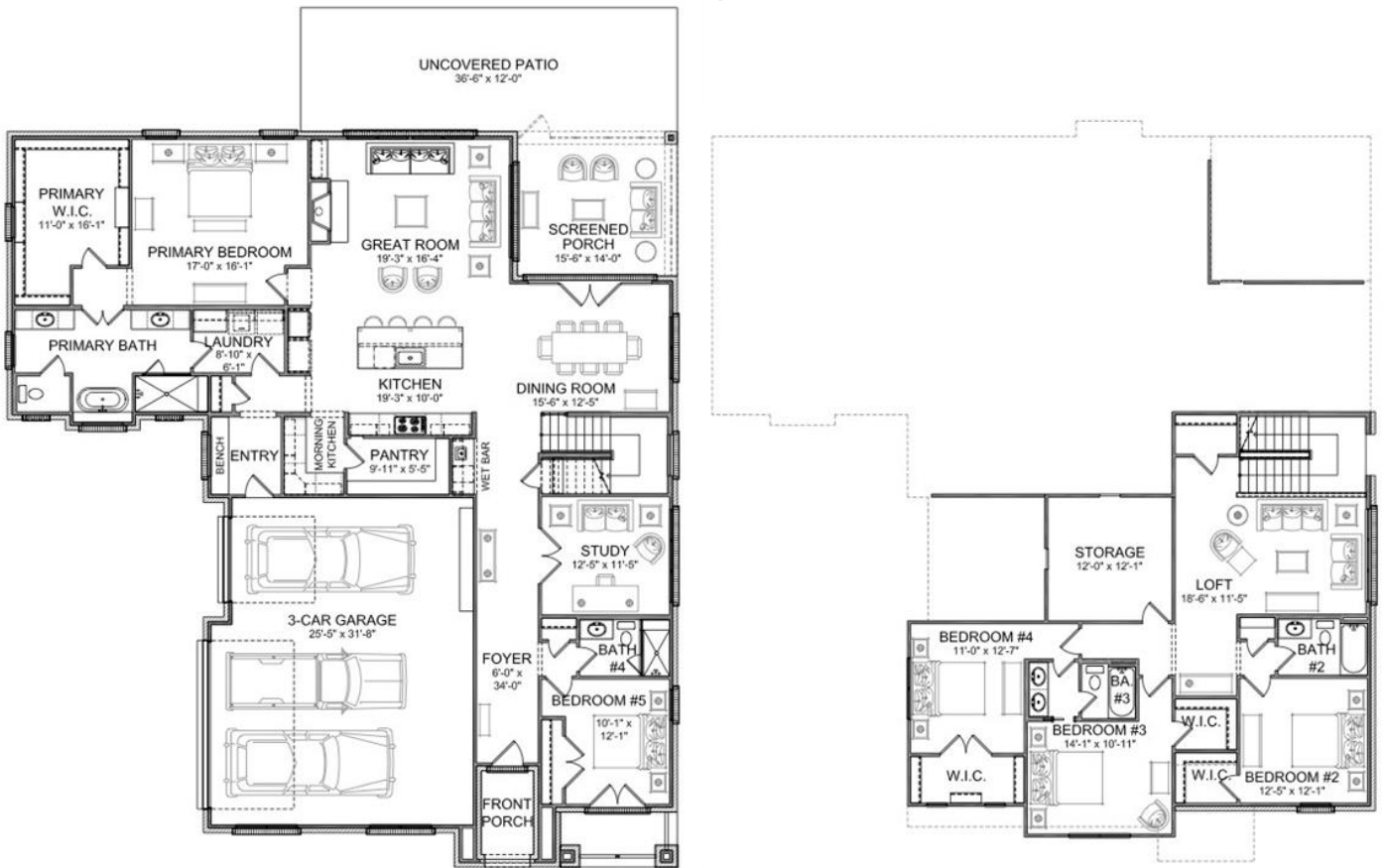




Lot 23 | \$1,100,000
823 Summerlin Circle
5 Beds, 4 Baths, Loft & Study
Approximately 3,847sf



start a conversation today

TRACEY JOHNSTON AYERS 334.444.6828
APRIL COULTER 334.618.5190



THREE SIXTY
REAL ESTATE

SUMMERLIN

community standards

INTERIOR

- Thoughtful, functional plans created by renowned Architects BSB Designs
- Solid Wood cabinetry throughout with Soft-Close Drawers & Doors
- Mohawk 5" Hand Scraped Hardwood floors in all common areas
- Ceramic tile in Bathrooms and Utility Rooms
- Carpet in all Bedrooms
- Crown molding in all Common Areas and Owner's Suite
- Smooth finish on all Sheetrock
- Custom ceramic tile shower in Owner's bath
- Granite or Quartz counter-tops in kitchen, utility room and all baths
- Lighting allowance
- Appliance package: Gas range, Microwave, Dishwasher and Disposal
- Chimney Style Range Hood
- Delta plumbing package
- Hardie Board Soffit and Fascia
- Trim casing and stools on all windows
- Premium wire shelving in all closets
- Smooth Hollow Core interior doors
- Delaney Hardware throughout home
- Boot bench / drop zone in Owner's entry
- Hardwood stairs

EXTERIOR

- 30 Year Architectural shingles
- Automatic garage door
- Bronze aluminum screen porches
- HOA includes Neighborhood Beautification
- Termite protection for first year
- Full landscaping, including sod, straw and shrub allowance.

ENERGY EFFICIENT

- Spray foam insulation on roof deck
- Soundproofing underneath second floor of heated and cooled spaces
- Dual Zone Gas HVAC systems offering zoned heating & air-separate thermostats for each floor
- Gas Tankless Water Heater
- Insulating seal pack around envelope of home
- Energy efficient Low E, double-paned, insulated windows



Social Membership Initiation Fee at Saugahatchee Country Club will be waived for all NEW Summerlin Homebuyers.

WITH USE OF PREFERRED LENDERS, BUYERS MAY RECEIVE UP TO \$4,000 IN CLOSING COSTS AND/OR PREPAIDS ON THE PURCHASE OF THEIR NEW HOME IN SUMMERLIN!



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