

TOWNHOMES at ORCHARD POINTE—QUICK DELIVERY INVENTORY

SPECIAL PRICING

Call today to take advantage of these very special prices before they're gone!

Deborah Szesnat (518) 423-6766 (cell) or Beth Smith (518) 928-3057 (cell) Beth Smith Realty, Ltd.

5A Macoun Dr. \$279,900. Empire Model Ranch plan; End Unit 2 BR and 2 Baths 1500 sq. ft.
Downsizing? This brand-new ranch style floorplan is the perfect choice. 9' ceilings and soaring Vaulted ceilings in the Great Room and the Master Bedroom. **SOLD**

3B Macoun Dr. \$371,000. Legacy Option 2 with First Floor Master Suite; Center Unit 3 BR and 2 1/2 Baths 2255 sq. ft.
A 3 BR home for the price of a 2 BR. Get a 3rd BR at no extra charge. A great deal! Includes our regular Standard Features Package plus insulated and sheetrocked basement; 10' ceilings and 8' doors on 1st floor, 9' ceilings on 2nd floor; Gourmet Kitchen with double walls ovens, 5 burner gas cooktop and subway tile backsplash; deck from Great Room and Master BR; GFI protected recessed light in Master shower; audio system and security system. National Green Building Standard Certified and Energy Star Certified. In the 55+ section of the community.

10B Macoun Dr. \$295,810. Legacy Option 1 with First Floor Master Suite; Center Unit 2 BR and 2 1/2 Baths 1970 sq. ft.
GFI protected recessed light in Master shower. The following is included at no extra cost: **SOLD**
♦ 10' ceilings with 8' solid core doors on 1st Floor and 9' ceilings 2nd Floor
♦ 8' overhead garage door

10C Macoun Dr. \$303,810. Legacy Option 1 with First Floor Master Suite; End Unit 2 BR and 2 1/2 Baths 1970 sq. ft.
GFI protected recessed light in Master shower. The following is included at no extra cost: **SOLD**
♦ 10' ceilings with 8' solid core doors on 1st Floor and 9' ceilings 2nd Floor
♦ 10' ceilings with 8' solid core doors on 1st Floor and 9' ceilings on 2nd Floor
♦ 8' overhead garage door

21A Macoun Dr. \$398,570. Jubilee Model with 1st Floor Master Suite; End Unit 2 BR and 2 1/2 Baths plus Guest Loft 2200 sq. ft.
This unit is completed and ready for immediate occupancy. GFI protected recessed light in Master shower; and conduit and electrical outlet over the FP for future TV. In addition to many terrific upgrades, the following items are included:
♦ 10' ceilings with 8' solid core doors on 1st Floor and 9' ceilings with 6'-8" solid core doors on 2nd Floor
♦ 8' overhead garage door, insulated
♦ Basement insulated and sheetrocked
♦ Kitchen Audio system with speakers
♦ National Green Building Standard Certification and Energy Star Certification

23C Macoun Dr. \$321,810. Heritage Option 1 Ranch plan; End Unit 2 BR and 2 Baths 1700 sq. ft. **SOLD**
GFI Protected recessed light in Master shower. The following is included at no extra cost:
♦ 10' ceilings with 8' solid core doors on 1st Floor
♦ 8' overhead garage door

24C Idared Lane \$350,000. Jubilee with First Floor Master Suite; End Unit 2 BR and 2 1/2 Baths plus Guest Loft 2200 sq. ft.
This unit is nearing completion and includes a GFI protected recessed light in Master shower; and conduit and electrical outlet over the FP for future TV. In addition, the following items are included at no extra cost:
♦ 10' ceilings with 8' solid core doors on 1st Floor and 9' ceilings on 2nd Floor
♦ Extra tall Kitchen cabinets
♦ 8' overhead garage door
♦ Basement insulated and sheetrocked
♦ Kitchen Audio System
♦ Gas fireplace in Great Room; deck off Great Room