

# TOWNHOMES at ORCHARD POINTE—AVAILABLE INVENTORY

## SPECIAL PRICING

Call Beth Smith Realty, Ltd. at (518) 928-3057 to take advantage of these very special prices before they're gone!

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**3A Macoun Dr. \$451,000.** Heritage Option 2 with First Floor Master Suite; End Unit 3 BR and 3 Baths 2440. sq. ft.  
**A 3 BR/3 Bath home for the price of a 2 BR/2 Bath. Get a 3rd BR and full bath at no extra charge. This multiple Showcase of Homes award winning model home is the best deal in town!** 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 and 5 burner gas cooktop; floor to ceiling sliced granite fireplace; Audio system and security system; Trex deck off Great Room and Master BR, built-in gas grill with granite top; firepit and many, many more upgrades. A must see! National Green Building Standard Certified and Energy Star Certified. In the 55+ section of the community.

**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 3 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.  
Includes the Buyer's Choice Package & 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 and 9' ceilings 2nd Floor
- ◆ 8' overhead garage door

**10C Macoun Dr. \$321,310.** Legacy Option 1 with First Floor Master Suite; End Unit 2 BR and 2 1/2 Baths 1970 sq. ft.  
Includes the Buyer's Choice Package & 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 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 2200 sq. ft.  
**This unit includes our regular Standard Features Package,** as well as 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 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 1/2 Baths 1700 sq. ft.  
Includes the Buyer's Choice Package & 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 \$378,570.** Jubilee with First Floor Master Suite; End Unit 2 BR and 2 1/2 Baths 2200 sq. ft.  
This unit includes the Buyer's Choice Package, as well as 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
- ◆ 8' overhead garage door
- ◆ Basement insulated and sheetrocked
- ◆ Kitchen Audio System
- ◆ Gas fireplace in Great Room; deck off Great Room