

FEBRUARY DELIVERY!



Elevation may vary.

Price as Specified:
\$1,529,792



Closing Costs
\$10,000*

THE DORCHESTER IV *at* McCANN ESTATES

14740 McCann Farm Road Woodbine, MD 21797 – LOT 1

- Elevation #4 w/ Full Brick Front, Brick/Stone Stoop & Steps & 3 Car Side Entry Garage w/ Keyless Entry Pad & Two Remotes
 - Side Conservatory w/ Hip Roof • 5 bedrooms, 5 baths • 20' x 16' Trex® Composite Deck with White Vinyl Rails
 - 1st Floor Full Bath • Opt. Second Floor Buddy Bath
 - Opt. Full Bath in lieu of Powder Room • Opt. 2nd Floor Laundry Room w/ Cabinets & Laminate Top
 - Opt. Super Shower w/ Frameless Glass Door, Ceramic Flooring/Tile, Stone Countertop Vanities & Moen® Fixtures in Owner's Bath • Moen® Fixtures, Ceramic Flooring & Tile in All Secondary Baths
 - Opt. 2' Extension Library • Opt 2' Rear Extension Owner's Bedroom • Opt 4' Rear Family Room Extension
 - Opt 2' Rear Extension Basement/1st Floor; Includes Kitchen & Laundry
 - Walkout Basement w/ Sliding Glass Door & Windows • 9' Foundation Walls
 - Finished Rec Room w/ 2' Rear Kitchen Extension • Finished Rec Room w/ 4' Rear Extension
 - Finished Lower Level Bath w/ Pedestal Sink, Toilet & Tub/Shower • Wall of Windows in Family Room
- 42" Gas Fire Place w/Slate Surround & Painted Heritage Mantel • 6'8" Standard Interior Doors • Chair Rail in Dining Room
 - Crown Molding in Living & Dining Room • Upgraded Trim Package • Beamed Ceiling in Family Room
 - Gourmet Kitchen w/ Wood Hood Over Range, Upgraded Cabinets, Stone Countertop - Level 4, Ceramic Backsplash - Level 5, Kitchen Aid® Appliance Package Including: Double Wall Oven & 36" Gas Cooktop, Dishwasher, Microwave, 26.8 CF French Door Refrigerator w/ Ice/Water Dispenser on Door
 - EVP/Hardwood in Foyer, Kitchen/Breakfast, Dining Room, Living Room, Conservatory & Upper Hall
 - Tray Ceiling in Owner's Bedroom • Main Stairs with Oak Treads & Painted Risers w/ Carpet Runner
 - Upgraded Joy Light Package • Recessed Lighting • 7 Ceiling Fan Pre-Wires • 30 Year Architectural Shingles

Call **CHRISTINE PLUGGE** at **443-896-3804** or email **ChristinePlugge@williamsburgllc.com**

COMMUNITY ADDRESS: 14740 MCCANN FARM ROAD WOODBINE MD 21797. Schedule your personal visit at our off-site sales location at **CLARKSVILLE CROSSING: 6501 Old Hilltop Court Highland MD 20777. Open by Appointment only.**

WilliamsburgLLC.com Brokers Welcome. *Must use Williamsburg Homes approved Lenders & Lakeside Title. MHBR #155
Prices and incentives subject to change without notice. Images are representations and do not convey specific details. 11/28/22

