

# The Lakes of Boulder Ridge

Luxury Single Family Homes



**4555 Coyote Lakes Circle (Lot 215)**

**The Augusta**

**\$680,000**

Our most popular plan, the Augusta Ranch on Lot 215 has 2,287sf on the main level (great room, kitchen/dinette, 2 bedrooms, 2 full bathrooms, study, mud room, laundry room, walkout (unfinished) basement and a 2 1/2 car garage).

The home has our expansive open concept design with the walkout basement but can be finished with one of the four options that we offer. The Great Room has a vaulted ceiling with a gas/wood burning fireplace with log lighter and gas logs; the gourmet kitchen includes an 8 foot island and a cooktop, a corner microwave/oven combo and dishwasher; the upgraded master bath with a huge walk-in shower, large double vanity and a separate water closet; the master bedroom includes a small bay window and large walk-in closet; and the study can be converted to a third bedroom. The home also includes interior finish upgrades as well. See the reverse side for the layout and option information. Other options are still available—finished basement, stair rails, etc.



847.854.3008

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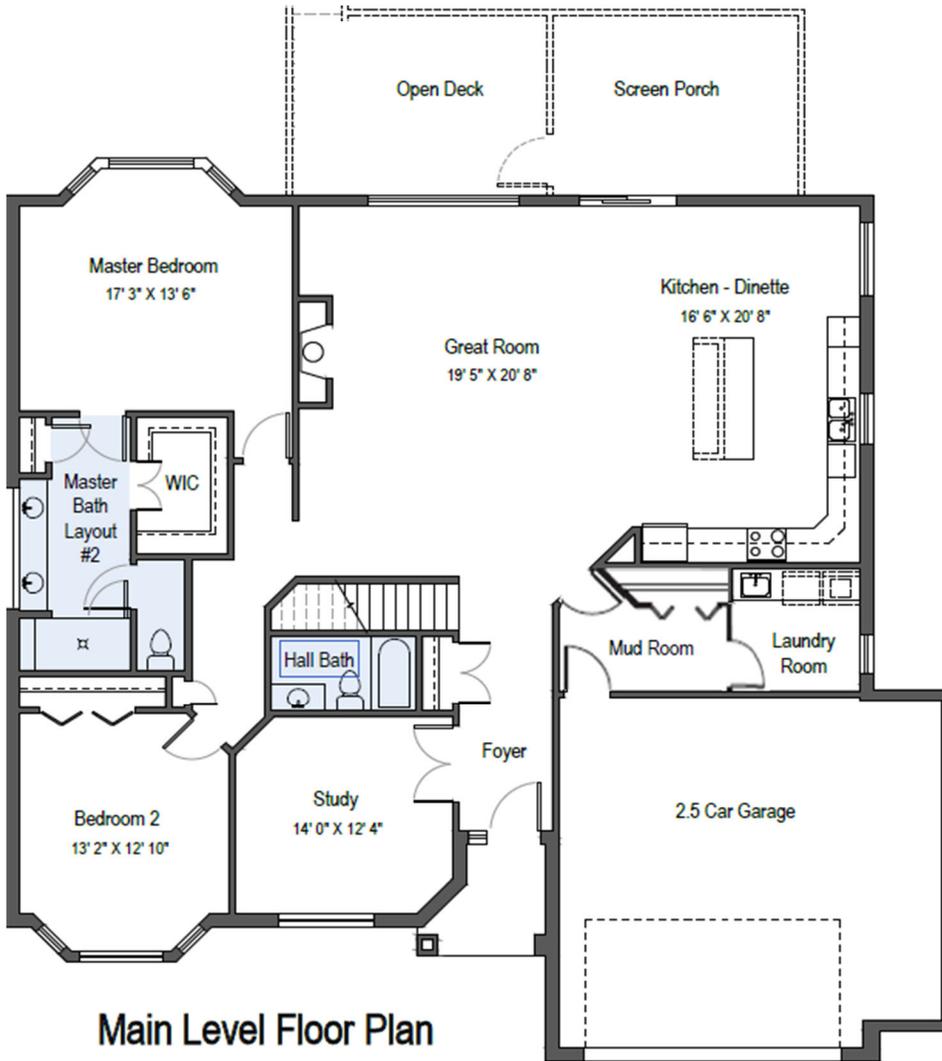
**FOREVER BUILDING YOUR DREAM**

\*PRICING SUBJECT TO CHANGE WITHOUT NOTICE

\*DISCLAIMER: The picture above is for representation purposes only. All homes have a basic landscape package included in the price of the home but can be upgraded to include some of the items shown above. Garage hands vary by lot.



# The Augusta



**Main Level Floor Plan**

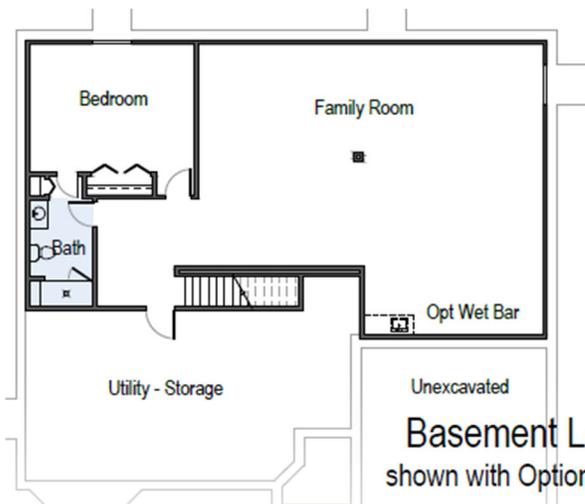
PLEASE NOTE: Room dimensions are approximate

**INCLUDED OPTION UPGRADES**

- ◆ Walkout Basement (Unfinished) with Basement Bath & Wet Bar Rough
- ◆ 2 1/2 Car Garage
- ◆ Vaulted Ceiling & Fireplace—Great Room
- ◆ Gourmet Open Concept Kitchen
- ◆ Upgraded Appliances
- ◆ Bay Window in Master Bedroom
- ◆ Master Bath Layout #2
- ◆ Screen Porch & Open Deck
- ◆ Hardwood Flooring, Upgraded Ceramic Wall & Floor Tile
- ◆ Maple Cabinets
- ◆ Corian Quartz Countertops
- ◆ Upgraded Plumbing Fixtures (Polished Chrome)

**ADDITIONAL OPTION UPGRADES**

- ◆ Finished Basement
- ◆ Vinyl Windows & Insulation—Screen Porch
- ◆ Laundry Room Cabinets
- ◆ Wet Bar or Kitchenette in Basement
- ◆ Other options available as well, just inquire



**Basement Level Floor Plan**  
shown with Option Finished Basement #4



**PLOTE HOMES, LLC**



The Lakes of Boulder Ridge  
4885 Coyote Lakes Circle  
Lake in the Hills, IL 60156  
Phone: 847-854-3008

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