



2 Villas For Sale

In "Serenade"
Occupancy soon!

The "Happily Forever After" home

Some unique features of
these Villas held for sale
“



Price+Features Charged (see second page)

Both have ICF (“Insulated Concrete Formed”) peripheral and common walls, where it makes a great insurance friendly “fire wall”, practically sound-proof.

Both have electric fireplaces, (with a space above for a large TV screen), both in the Great Room.

Both have ICF-walled master bedroom closets, adding a second purpose to that room, making them “Ultimate Safe Rooms”....plus with a special door, it could have a 3rd life as a very secure “safe”.

Both have large concrete patios; 12 by 24 on the left, even larger on the right, (not shown above).

Both are on “Premium” lots...”periphery”, with good views out the back. (more on next page)

But the 2 bedroom unit (right side) is 2 feet wider than floor plans show, from front to back, the extra space in the middle of the home, left to right, and so making the garage and great room larger, and adding a hundred square feet to the total square feet in the home, so that the 2 villas offered are close to the same size.

The base price for each villa is \$279,900, and on the next page, several charged upgrades are quoted by the builder, where prices, he suggests, are a bit “softer”.. And you did hear that right...both carry the same base price, and that’s because they basically are the same home, just with different allocations of space. In the 2 br version, the third bedroom becomes a partially covered patio, (which makes the patio seem large as noted above, and takes that space “outdoors”.) Don’t miss the fact that the base price is on the low end of price per square foot for area “new construction.” The base price in the 3 bedroom version is just \$157 per foot, which includes a list of upgrades that are already in the base price; (see page 17 of web site for that list)



Position on floor plans	Left Unit	Right Unit
Address	2033 Serenade	2031 Serenade
Bedrooms	3	2
Square Feet	1846	18
Base Price	\$ 289,900	\$289,900
Charged Upgrades		
Fireplace	4,750	4,750
Backsplash Tile	1,500	1,500
48" cabinets (were 36")	3,850	not installed
Total Price	\$ 300,000	\$296,140

Presented By: Merrill Ottwein, Coldwell Banker Brown Realty
 530 Edwardsville Road, Troy, IL 620, 618-667-3404
 Merrill discloses a financial interest in the listed property.
Merrill Ottwein Phone: 618-781-1822
MerrillOttwein@gmail.com

Owner-Builder: Lynn Sill; LynnSill@gmail.com; 217-424-8729