

# Plan 3

KITCHEL LAKE AT SERRATOGA FALLS



PRICE  
**\$800,000**

## FEATURES

-  4 Bedrooms
-  3 Bathrooms
-  2,768 Sq. Ft.
-  4 Car Garage

Plan 3 at Kitchel Lake features a 4-car tandem garage off the front of the home. The expansive two-story plan offers up to 3,733 Sq. Ft. of living space with four bedrooms and three baths. Beyond the entrance hall is the gourmet kitchen featuring a spacious walk-in pantry and a center preparation island. This island overlooks the open-ceiling dining room and the great room, complete with an optional modern gas fireplace. The kitchen includes 42" deluxe cabinetry, granite countertops with tile backsplash, stainless steel appliance package with a 5-burner gas cooktop, a convection oven, a built-in microwave, and a dishwasher. This room conveniently connects to the office and the covered outdoor room with an optional staircase leading to the basement. The optional finished basement includes an additional secondary bedroom and bath with the option for a spacious wet bar for easy entertaining.

Upstairs, you'll find a bonus room with the option for a bedroom and full bathroom and two secondary bedrooms connected by an ensuite bathroom with dual sinks. The primary suite offers a luxurious, spa-like bathroom with a walk-in shower and optional freestanding tub. An expansive walk-in closet completes the primary suite. The home comes with extensive plank laminate flooring in the entry and kitchen, luxurious carpet in bedrooms, deluxe primary shower tile with mosaic tile shower pan, spacious 9 or 10-foot ceilings, insulated steel garage door, tankless water heater and AC, and much more!



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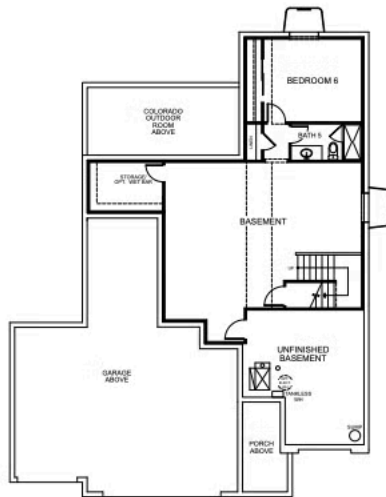
## KITCHEL LAKE PLAN 3 FLOOR PLAN



### PLAN 3 - OPTIONS

4 - 6 Bedrooms • 3 - 4 Baths • 4-Car Garage (Tandem)  
2,768 - 3,733 Finished Sq. Ft.

PRELIMINARY



BASEMENT OPTION 3

[VIP-KITCHEL.COM](http://VIP-KITCHEL.COM)



All information is for reference only. Prices, taxes and specifications subject to change and should be verified by all potential homebuyers. This is not an offer to sell but is intended for information only. The developer reserves the right to make modifications in materials, specifications, plans, pricing, various fees, designs, scheduling and delivery of homes without prior notice. All dimensions and square footages are approximate. Plan and dimensions may contain minor variations from floor to floor. CA DRE license no. 01877720.

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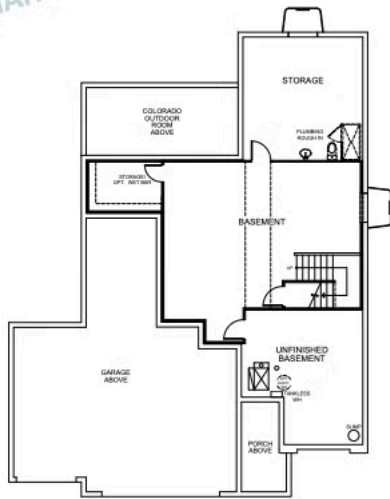
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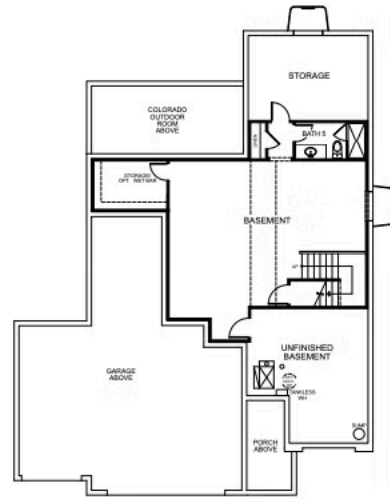
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BASEMENT OPTION 1



BASEMENT OPTION 2

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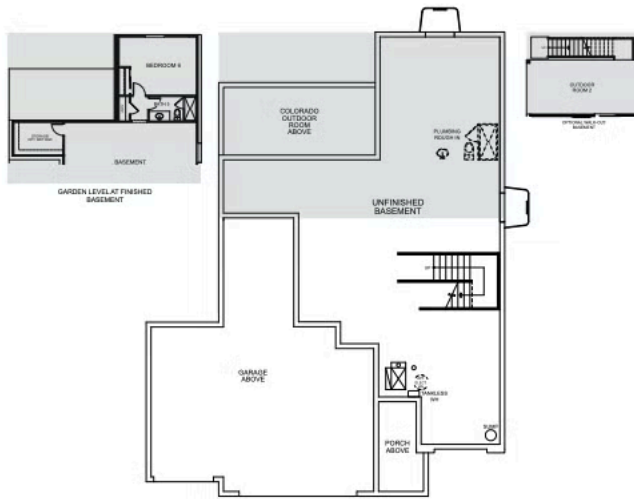
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**BASEMENT**

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