



WWW.MCCARRIEHOMES.COM

570-384-0412

ER-33 Holly Circle, Eagle Rock Resort

2,000 sq.ft. home with 3 Bedrooms, 2 1/2 baths including first floor Master suite

Structural Options:	Kitchen Décor Options:
10" Concrete Walls - 8' high	Oversized porcelain floor tile
Upgraded TGI Engineered Floor Joists	Upgraded Yorktowne 42" maple cabinets in Cider
2"x 6" Exterior Walls	Granite countertop and tumbled marble backsplash
Trussed Roof w _" zip sheathing	Under cabinet lighting
Mahogany front door with side-lites	Under mount sink with brushed nickel faucet
Vinyl Energy Star Windows	Brushed nickel cabinet knobs and pulls
Vinyl Siding - Double 5 Dutchlap	Bath Décor Options:
2 Car side entry garage with CHI carriage doors w/opener and keypad	Oversized custom spa shower with upgraded tile and granite seat in Master Bath
Environmental Fieldstone exterior	Yorktowne vanities with granite tops in all baths
Elk 30 year dimensional roof	Upgraded tile flooring, towel bars and accessories
Steel Bilco door for basement access	Interior Décor Options:
Lennox Gas fireplace, stoned with hearth and mantle	Walls covered with Sherwin Williams paint
200 Amp electric service	Upgraded trim including crown, chair rail and shadow box molding. French doors in dining room.
Upgraded high-hat lighting package	Main stairs - Oak tread with pine riser
Vaulted 2 story ceilings in great room and foyer	Oak handrails with black forged iron balusters
Custom coffered ceiling in dining room	_ " oak hardwood flooring throughout foyer, dining room and great room.
95% efficiency propane furnace	Upgraded interior doors with oil rubbed bronze knobs
Electric hot water heater (50 gallon)	Upgraded light fixtures throughout
13 Seer A/C	Stoned monuments and lights at driveway entrance
Radon Remediation System	
Concrete driveway and service walk	



12 Year RWC Structural Warranty. 2 Year Builder Warranty (2x Industry Standard).
 Excellent location in a private cul-de-sac directly between the 12th Green and the 13th
 Tee box.

New offering price \$369,900