

**1,113 sf finished – main  
1,325 sf finished – 2<sup>nd</sup> floor  
1,113 sf unfinished – basement**



**Hunt Boustead, President  
Huntington Homes**

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**www.huntingtonnd.com**

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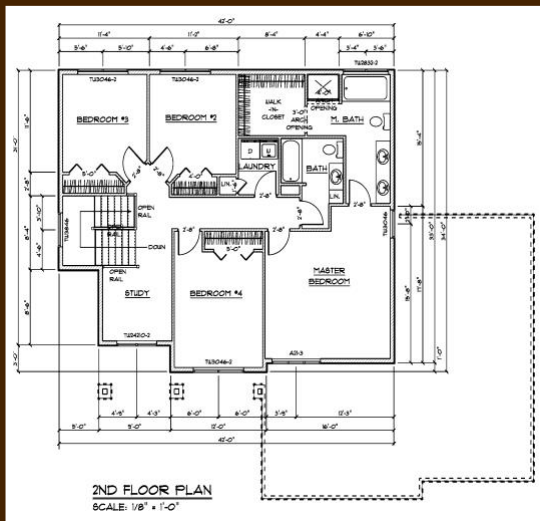
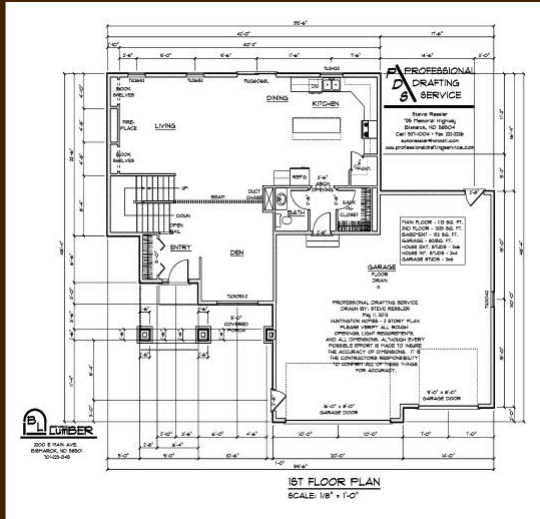
**Hunt Boustead  
is a licensed Real Estate Agent  
with Trademark Realty of  
Bismarck, North Dakota  
www.trademarknd.com**

**Check us out online:**

- [www.huntingtonnd.com](http://www.huntingtonnd.com)



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**HUNTINGTONHOMES**  
[www.huntingtonnd.com](http://www.huntingtonnd.com)



**The Lambton**

**\$449,900**

**This home features 4 bedrooms, 2 bathrooms, and laundry on the second floor. The main floor offers a ½ bath off the garage, large walk-in mud/coat room, living room with gas fireplace, kitchen with snack counter, and a dining room.**

**The basement offers room for another 2 bedrooms, a bathroom, and a large family living area. The garage door panels are insulated and the garage includes hot/cold water and a floor drain.  
LOT NOT INCLUDED**

**Call TODAY  
701.471.4673  
hunt@huntingtonnd.com**



As President of Huntington Homes, I extend a warm welcome to you and your family. Thank you for considering owning a Huntington Home!

Huntington Homes is dedicated to quality, integrity, and customer satisfaction. In fact, customer satisfaction is our top priority. We deeply believe that your family's satisfaction with this home directly impacts the future success of Huntington Homes.

**About Us:** Huntington Homes is family-owned and operated by the Boustead family, right here in Bismarck, North Dakota. Born and raised in this community, the Boustead family has been doing business in Bismarck North Dakota for three generations.

At Huntington Homes, we make every effort to hire local talent and local labor. We aim to ensure you receive the highest level of service throughout the process of building and owning your home.

**Warranty:** We back every Huntington Home we sell with a one-year warranty from the date of closing. And, every Huntington Home comes with a Contractor Warranty sheet, which includes contract information for all contractors who have worked on your home.

If you have any questions, please contact Hunt Boustead at 701.471.4673 or email [hunt@huntingtonnd.com](mailto:hunt@huntingtonnd.com).

Hunt Boustead, President  
Huntington Homes

## Standard Items Included

- Andersen 400 Series windows
- High efficiency Lennox furnace
- Central Air
- Delta Lahara faucets in any finish
- Whirlpool stainless steel kitchen appliances
- Midcontinent cabinets, any wood species except cherry (upgrade charges apply)
- High definition laminate counters
- All bedrooms wired for ceiling fans
- ceiling fans can be easily added later
- 60-inch shower in master bath
- Recessed lights in showers, kitchen, and front of home
- Flooring – dura-ceramic, carpet, high quality laminate, hardwood = \$5/sf allowance
- Orange peel texture walls and ceilings
- Chamfer corners
- 1 wall color, 1 ceiling color
- White painted interior doors
- White painted trim/baseboards
- Steel exterior doors
- Hot/Cold water in garage
- Insulated garage doors
- Garage door openers for each overhead door
- Garage floor drain
- Power & Gas stub for future garage heater
- Drain tile/sump basket
- Vinyl siding
- Rock/brick accents
- Builder's risk insurance
- All necessary permits
- Temporary garbage & restroom services
- Rough landscaped for proper drainage away from foundation

## Optional Items to Consider

- Garage heater with vent = \$1,950
- Insulate garage ceiling (average size) = \$1,000
- Under-mounted sinks = \$900/kitchen sink
- Coffered ceilings = \$1,500/room
- Gas fireplace/tile surround = \$5,600
- Ceiling fans = \$250/fan
- Soffit outlets = \$250/outlet
- Recessed lights = \$65/light
- Extra outlets = \$70/outlet
- Finish garage = pricing subject to floor plan
- Basement finish = pricing subject to floor plan
- Decks/patios bid as desired



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