



## 40 Broadoak Lane

**\$395,000**

**1 Elevations Available**

**BEDROOMS: 3**

**BATHS: 3 full**

**SQFT: 1,864**

**COMMUNITY: Chatham Park**

**FLOOR PLAN: Ember B**

**Lock in a 30-Year Fixed Rate at 1% Below Today's Average! With the use of our preferred lender and attorney, you can secure financing at a rate one percent lower than the daily average. No hassle. No gimmicks. Just a straightforward opportunity designed to give you peace of mind, confidence, and long-term security as you take the next step toward your new home.**

Introducing the Ember B plan, part of The Elements Collection at NoVi in Chatham Park! This thoughtfully designed new construction home on a corner lot offers 3 bedrooms, 3 full bathrooms, and a 2-car detached garage, all just a short walk from the brand-new Chatham YMCA. The main level features an inviting covered front porch, an open-concept layout, and a spacious walk-in kitchen pantry. A convenient first-floor secondary bedroom with a full bathroom provides flexible living options for guests, work, or multigenerational needs. Upstairs, the primary suite offers comfort and privacy, joined by an additional bedroom, full bath, and a versatile loft, perfect for a second living area, office, or play space. Enjoy outdoor living on the covered rear porch, ideal for morning coffee or evening relaxation. Located in the heart of



## First Floor



Second Floor

