

The Sienna

A reverse 1.5 story home taken to the next level











\$529,900

3,500 SqFt

5 BR / 3 BA

Sienna Reverse 1.5 Story

Style, elegance and convenience. The perfect reverse 1.5 story with everything standard. The ultimate in main floor living and lower level entertaining.

Exceptional Standard Features

Lighted double tray master bedroom ceiling
Composite deck with stairs
Lower level granite full walk behind bar with
glass front cabinets, dishwasher and mircowave
8 foot interior doors on the main level
12 ft ceilings main level 10 ft lower level
Custom chest of drawers in master closet
Stamped and stained back patio
Includes lot in Belle Meade Reserve
Built by high quality, custom builder

Exterior Standard Features:

Stucco and stone front, hardboard side & rear 8 foot double entry mahogany main door Mahogany exterior doors
Low E gas filled, insulated windows 50 year composition roof
Sprinkler system & custom landscaping Insulated garage

Interior Standard Features:

Kitchen & Bath Features

Granite tops in kitchen and baths
Gas cook top & wooden range vent
Raised panel & glass front cabinets
with self closing drawers

Flooring

Hardwood in main areas, carpet in bedrooms Tile in all baths, laundry, bar and wet areas Commercial grade stair carpeting 8 pound 1/2 inch carpet pad throughout

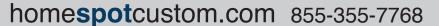
There's More

Stained wood built-ins on fireplace wall
Oil rubbed bronze fixtures throughout
Wrought Iron spindles & upgraded interior trim
Ceiling fans in all bedrooms
Granite folding table in laundry room
Security & 2 zone sound system
whole house humidifier

Insulation & Energy

Net and Blow insulation in walls R-49 attic insulation HERS energy rating of 74









Kitchen

Gas cooktop with wooden vent hood Granite, 12 foot ceilings Spacious walk-in pantry Bright - dining area windows on 3 sides

Master Bedroom & Bath

Lighted double tray ceiling Italian tile, rain shower & double shower heads Master closet with built in chest of drawers Closet opens to laundry w/granite folding table Oil rubbed bronze fixtures



Lower Level

Granite wet bar with
Stacked stone backsplash
Full sized refrigerator space
Diswasher, Microwave
10 foot ceilings
2 bedrooms and a full bath
Storm shelter / safe room
Plenty of unfinished storage
Walk-out to stamped concrete patio

Call today, we'll build one for you.

Steve Kornspan 913-871-4148 ext 2 Steve@HomeSpotRealty.com







L Price: \$529,900 5116 Meadow Height Drive Shawnee, Kansas 66226

1916458 Status: Active County: Johnson KS

315 - N=Wy Co Ln;S=75th;E=Switzer;W=Co Ln Area:



Sub: The Reserve at Belle Meade Farms

Type: Single Family Half Bth: 0

Bedrooms: Full Bth: Age: **Under Constructio**

Tot SqFt: 3500 Builder Main SqFt: SF Src: Lot Size: \$799 Tax: FP: Acres: Yes

Elementary: Belmont Bsmt: Yes Middle: Mill Creek CA: Yes Senior: Mill Valley Grg: Yes District: De Soto HOA: \$515/YR

Terms: Yr Built:

RESERVE AT BELLE MEADE FARMS LT 9 SHC 147 1 2 9 Legal:

General Information

Style: **Traditional** Roof: Composition

Basement: Concrete, Finished, Walk Out

Lake:

Utility Rm: Main Level, Laundry Room

Remarks & Directions

The ULTIMATE in main fir living & lower level entertaining. The Reverse 1.5 you have been waiting for. Exceptional standard features include: lower level full wet bar with granite, 8ft int solid doors. 12ft ceilings on main IvI. Stamped & stained patio. Custom cabinets in kitch & built-ins by firepl. 8 ft dbl entry mahogany exterior doors. Granite. Hardwoods in main lvg areas, upgraded carpet and pad on stairs & bedrooms. Wired for security & surround sound. Main floor master w/additional 2 bedrooms on main floor.

The bar has been raised on this stylish home that is elegant and built for convenient living. HERS energy rating of 74. Taxes based on lot price only. Built by First Choice Custom Homes, your high quality custom builder. This home, A Rmks:

or a home built to suit you, can be built elsewhere.

K-7 to 55th St. West on 55th then Right on Old K-7 turning West on 51st to Meadow Height Dr. 5116 is on the left. or K-7 to 55th (Johnson Dr). West on 55th to Clare Road. Turn right on Clare Rd. Turn right on 51st at the Belle Meade

Room Information

Farms entry and right again on 51st Lane to Meadow Height Dr. Right on Meadow Height Dr, home is on the right.

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Rm Size	e <u>L</u> <u>Features</u> 1 Built Ins, Ceiling Fan, Fireplace, Hardwood			Rm S KIT		<u>L</u> <u>Features</u> 1 Granite Counter, Hardwood, Kitchen Island, Pantry		
MBR	1 All Carpet, Built Ins, Ceiling Fan, Walk-In Closet			BR2	1 All Carpet, C	1 All Carpet, Ceiling Fan		
BR3	1 All Carpet, Ceiling Fan			МВТ		1 Ceramic Tiles, Double Vanity, Separate Shower And Tub, Walk-In Closet		
LAU	1 Built Ins, Ceramic Tiles, Granite Counter			BR4	b All Carpet, C	All Carpet, Ceiling Fan, Walk-In Closet		
BR5	b All Carpet, Ceiling Fan, Walk-In Closet			REC		b Built Ins, Ceramic Tiles, Granite Counter, Wet Bar		
BTF	1 Built Ins, Ceramic Tiles, Granite Counter			BF2	b Ceramic Tiles			
			A	dditional Info	ormation —			
Warranty:		Flood Pln:	No	Exclude:		Ownrshp:	Private	
Ceiling R:	R-49	Walls R:	unk	Other R:		Phone:		
Heating:	Central Gas			Cooling:	Central Electric			
Water:	City/Public			Sewer:	City/Public			
City Limits:				Streets:	Paved			

Custom Cabinets, Kitchen Island, Pantry, Stained Cabinets, Walk-In Closet, Wet Bar, Whirlpool Tub, Wood Floor Interior: Exterior: Deck, Patio, Sprinkler-In Ground, Thermal Windows

Ceiling Fan(s), Custom Cabinets, Dishwasher, Disposal, Hood/Fan, Humidifier, Microwave, Radon Mitigation Equip:

System, Security System, Stainless Appliances

Call today, we'll build one for you.

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