



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 microwave
- 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



EnergySmart  
Builder

Every Home is a  
HERS Rated Home





## 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](mailto:Steve@HomeSpotRealty.com)



5116 Meadow Height Drive Shawnee, Kansas 66226

MLS #: 1916458

Status: Active

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

L Price: \$529,900

County: Johnson KS



Sub:	<b>The Reserve at Belle Meade Farms</b>		
Type:	<b>Single Family</b>	Half Bth:	<b>0</b>
Bedrooms:	<b>5</b>	Full Bth:	<b>3</b>
Main SqFt:		Tot SqFt:	<b>3500</b>
Lot Size:		SF Src:	<b>Builder</b>
Acres:		Tax:	<b>\$799</b>
Elementary:	<b>Belmont</b>	FP:	<b>Yes</b>
Middle:	<b>Mill Creek</b>	Bsmt:	<b>Yes</b>
Senior:	<b>Mill Valley</b>	CA:	<b>Yes</b>
District:	<b>De Soto</b>	Grg:	<b>Yes</b>
Terms:		HOA:	<b>\$515/YR</b>
Legal:	<b>RESERVE AT BELLE MEADE FARMS LT 9 SHC 147 1 2 9</b>		

General Information

Style:	<b>Traditional</b>
Roof:	<b>Composition</b>
Basement:	<b>Concrete, Finished, Walk Out</b>
Lake:	
Utility Rm:	<b>Main Level, Laundry Room</b>

Remarks & Directions

The ULTIMATE in main flr 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 lvl. 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.

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

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

Room Information			
Rm	Size	L	Features
GRT		1	Built Ins, Ceiling Fan, Fireplace, Hardwood
MBR		1	All Carpet, Built Ins, Ceiling Fan, Walk-In Closet
BR3		1	All Carpet, Ceiling Fan
LAU		1	Built Ins, Ceramic Tiles, Granite Counter
BR5		b	All Carpet, Ceiling Fan, Walk-In Closet
BTF		1	Built Ins, Ceramic Tiles, Granite Counter
KIT		1	Granite Counter, Hardwood, Kitchen Island, Pantry
BR2		1	All Carpet, Ceiling Fan
MBT		1	Ceramic Tiles, Double Vanity, Separate Shower And Tub, Walk-In Closet
BR4		b	All Carpet, Ceiling Fan, Walk-In Closet
REC		b	Built Ins, Ceramic Tiles, Granite Counter, Wet Bar
BF2		b	Ceramic Tiles

Additional Information

Warranty:	R-49	Flood Pln:	No	Exclude:		Ownrshp:	Private
Ceiling R:		Walls R:	unk	Other R:		Phone:	
Heating:	Central Gas	Cooling:	Central Electric	Sewer:	City/Public		
Water:	City/Public	Streets:	Paved				
City Limits:							
Interior:	Custom Cabinets, Kitchen Island, Pantry, Stained Cabinets, Walk-In Closet, Wet Bar, Whirlpool Tub, Wood Floor						
Exterior:	Deck, Patio, Sprinkler-In Ground, Thermal Windows						
Equip:	Ceiling Fan(s), Custom Cabinets, Dishwasher, Disposal, Hood/Fan, Humidifier, Microwave, Radon Mitigation System, Security System, Stainless Appliances						

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