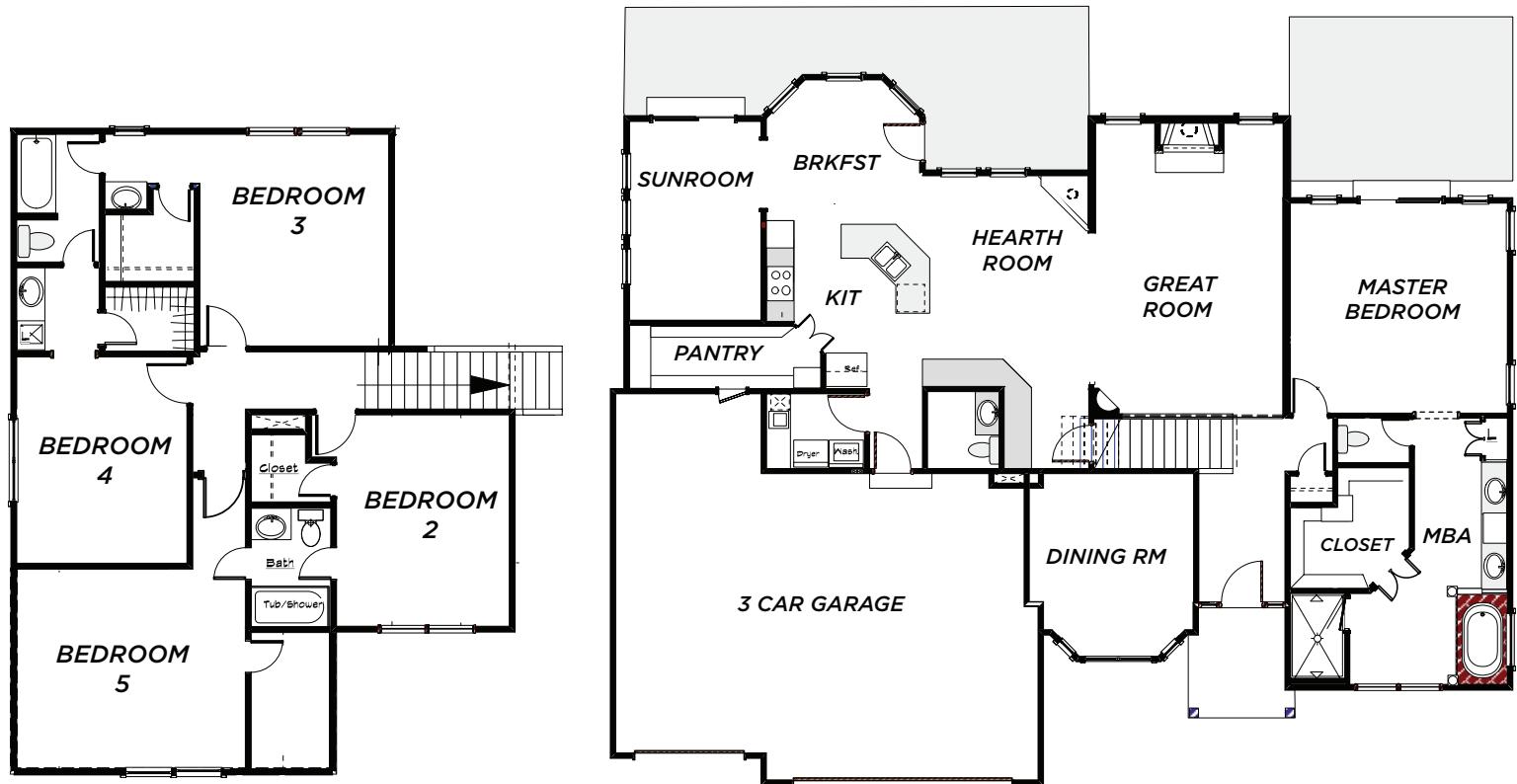


# home SPOT REALTY



Kansan  
A 1.5 story home taken to the next level



**Mid \$400's + lot**

**3,470 SF**

**5 BR / 3 BA**

**"The Kansan" Two Story**

Comfortable style and elegance. Our most popular open floor plan 1.5 story home with everything standard.

### **Exceptional Standard Features**

- Four season sunroom
- Composite deck with stairs
- Lower level granite full walk behind bar with a dishwasher and microwave
- 8 foot interior doors on the main level
- 12 ft ceilings main level 10 ft lower level
- Walnut 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

**Call today, we'll build one for you.**

Steve Kornspan 913-871-4148 ext 2  
[Steve@HomeSpotRealty.com](mailto:Steve@HomeSpotRealty.com)

### **Interior Standard Features:**

#### **Kitchen & Bath Features**

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

#### **Flooring**

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

#### **There's More**

- Walnut built-ins on fireplace wall
- Oil rubbed bronze fixtures throughout
- Wrought Iron Spindles & upgraded interior trim
- Ceiling fans in all bedrooms
- Sink in laundry room and folding table
- Wired for security & surround sound
- Humidifier

#### **Insulation & Energy**

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