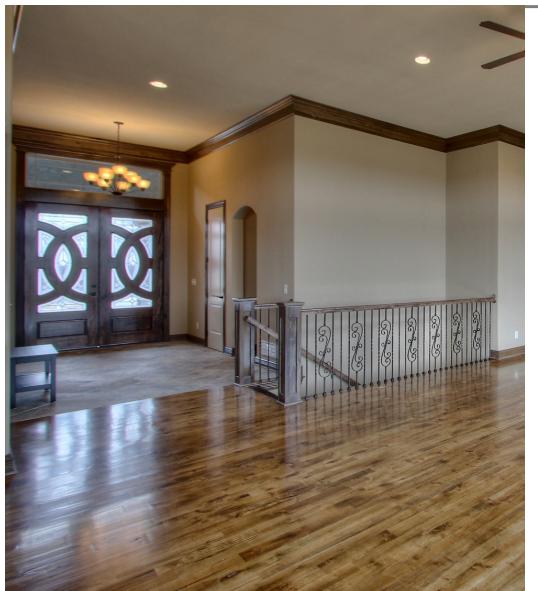


5116 Meadow Height Drive Shawnee, Kansas 66226
MLS #: 1916458 Status: Active
Area: 315 - N=Wy Co Ln; S=75th; E=Switzer; W=Co Ln

L Price: \$529,900

County: Johnson KS



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

General Information

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

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.

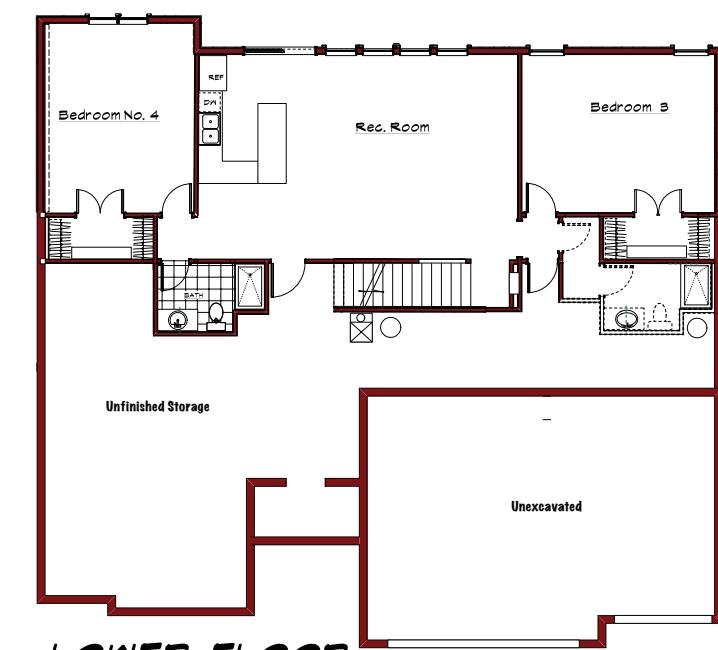
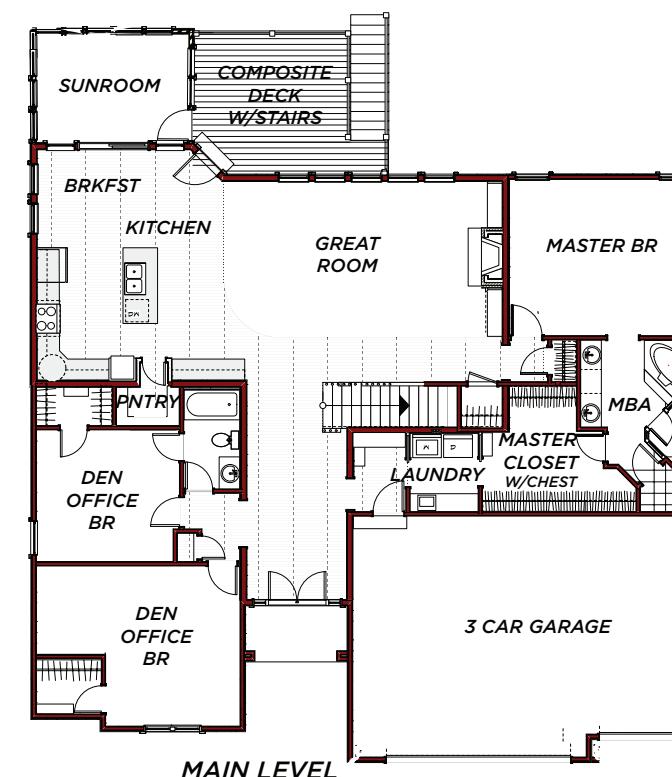
Dir: K-7 to 55th St. West on 55th then Right on Old K-7 turning West on 51st to Meadow Height Dr. 5116 is on the left. or K-7 to 55th (Johnson Dr). West on 55th to Clare Road. Turn right on Clare Rd. Turn right on 51st at the Belle Meade Farms entry and right again on 51st Lane to Meadow Height Dr. Right on Meadow Height Dr, home is on the right.

Room Information

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

Additional Information

Warranty: Flood Pln: No Ownrshp: Private
Ceiling R: R-49 Walls R: unk Phone:
Heating: Central Gas Cooling: Central Electric
Water: City/Public Sewer: City/Public
City Limits: Streets: Paved
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



Call today, we'll build one for you.

Steve Kornspan 913-871-4148 ext 2

Steve@HomeSpotRealty.com





\$529,900

3,500 SqFt

5 BR / 3 BA

Sienna Reverse 1.5 Story

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

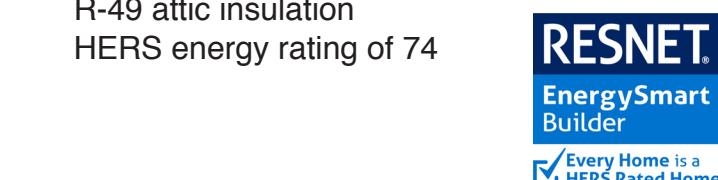
Hardwood in main areas, carpet in bedrooms
Tile in all baths, laundry, bar and wet areas
Commercial grade stair carpeting
8 pound 1/2 inch carpet pad throughout

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



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

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