



First Choice Custom Homes
20863 Cottonwood Circle
Spring Hill, KS 66083
913-449-8935
FirstChoiceHomesKC.com

The Sienna II
Reverse 1 ½ Story 3 car garage, 5 Bedroom, 3 bath
All finishes substantially similar to 5116 Meadow Height Dr Shawnee Kansas

Standard Features Include

Interior

8' Solid Core doors main level
12'/9' Foot Ceilings on Main Level
Complete bar lower level with granite top
3 ¼" Random Width Rustic Maple hardwood
(Entry, Kitchen, Great room, eating area)
Upgraded Trim package throughout home
Great Room with direct vent Fireplace
Cultured Stone on Fireplace
Crown Heads above 1st floor windows & Entry
Crown in Master Bedroom and plant shelves
Wrought Iron Spindles
Boxed Wood Newels
Granite countertops in Kitchen
Spacious Granite Island in Kitchen
Onyx Shower bases
Walk in Pantry
Custom Cabinets with Raised end panels
Oil rubbed Bronze/Brushed Nickel Door Hardware
Tiled backsplash
Tile in all wet areas (no vinyl)
Mud Room with Boot Bench
Master Bedroom with Recessed light tray
Walk in Shower with 2 Shower heads in Master
Rain Shower in Master
Jetted Tub in Master Bath
Large Upper level Laundry with access from MB
Granite Tops on Vanities in Secondary Baths
Granite Top in Master Bath
Frameless Shower door in Master
ORB/Brushed Nickel Plumbing Fixtures
Cable and phone outlets all Bedrooms and Kit
Sherwin Williams Sher Scrub Flat Paint
Knockdown Ceilings
Knockdown closet walls and enameled
Knockdown Garage walls and painted
Bath Stub in Basement for future finish
Ceiling Fans all Bedrooms and Great Room
Gas opening to Kitchen Range
Storm shelter under front porch

Exterior

10 foot foundation walls
Stone/Stucco front
30 year Tamko Heritage roof
Casement windows on front elevation
Custom Mahogany exterior doors
Stained/stamped patio 30 x 12 Flat lot
Garage openers
2 electrical outlets & 2 water spigots
Sump Pump (excludes walk-outs)
Complete sod for standard City Lot
Trees as required by city
Sprinkler system allowance of \$3300
16 x 12 Composite deck with stairs to grade

Meetings throughout build process

Energy Efficiency Upgrades Included

Low E Argon windows
High Efficient American Standard Furnace/AC
Vapor Membrane Home Wrap System
R15 Wall Insulation (Net and Blow)
R49 Attic Blow
8' Steel Insulated Garage Doors
Energy Savings air seal foam & caulk package
HERS rated

Allowances

Appliances	\$3500
Light Fixtures	\$2100
Landscape	\$2500
Carpet	\$12
Stair Carpet	\$20
Tile	\$2.50
Trees	Per Code
Sod	\$3500
Sprinkler system	\$3300
Mahogany Double door	\$2500
Kitchen faucet	\$165
Vanity faucets	\$90