

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 Half Bth: 0  
Bedrooms: 5 Full Bth: 3 Age: Under Construction  
Main SqFt: Tot SqFt: 3500 SF Src: Builder  
Lot Size: Tax: \$799  
Acres:  
Elementary: Belmont FP: Yes  
Middle: Mill Creek Bsmt: Yes  
Senior: Mill Valley CA: Yes  
District: De Soto Grg: Yes  
Terms: HOA: \$515/YR  
Legal: Yr Built:  
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

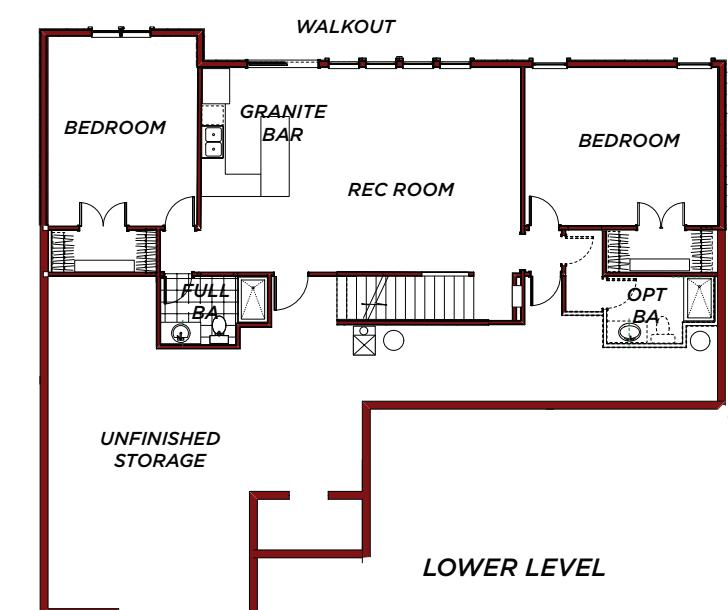
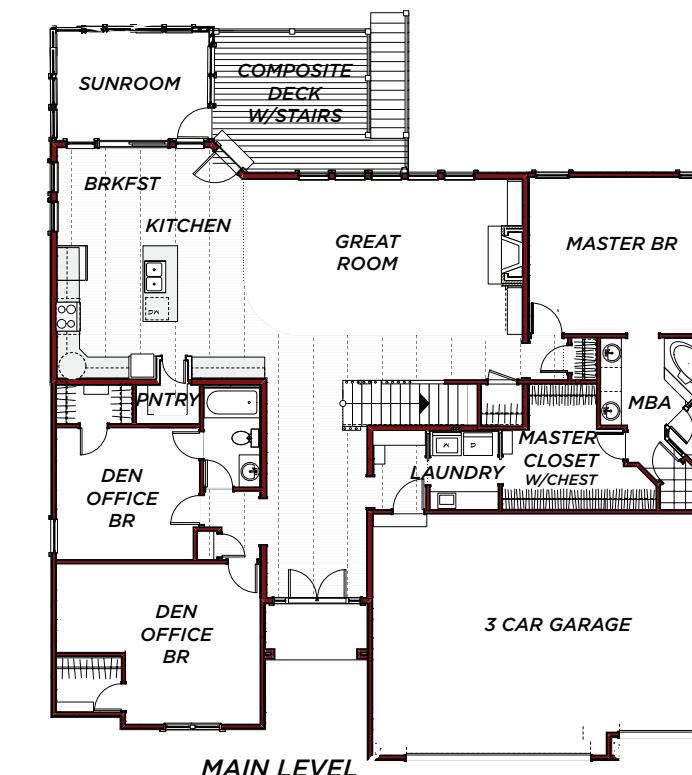
#### Additional Information

Warranty: R-49 Flood Pln: No  
Ceiling R: Central Gas Walls R: unk  
Heating: Central Gas Cooling: Central Electric  
Water: City/Public Sewer: 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

Call today, we'll build one for you.

Steve Kornspan 913-871-4148 ext 2

Steve@HomeSpotRealty.com



The Sienna



**\$529,900**

**3,500 SF**

**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



#### **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.**

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