



5116 Meadow Height Drive Shawnee, Kansas 66226

MLS #: 1916458 Status:

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

L Price: \$529,900

County: Johnson KS



System, Security System, Stainless Appliances

The Reserve at Belle Meade Farms Sub: Type:

Single Family

Under Constructio Bedrooms: Age: Main SqFt: Builder Tot SaFt: 3500 SF Src:

Lot Size: \$799 Tax: FP. Yes Acres: **Belmont** Bsmt: Yes Middle: Mill Creek CA: Yes Mill Valley Senior Grg: Yes \$515/YR

District: HOA: Yr Built: Terms

Legal: RESERVE AT BELLE MEADE FARMS LT 9 SHC 147 1 2 9

General Information

Style: Traditional Roof: Composition

Basement: Concrete, Finished, Walk Out

Utility Rm: Main Level, Laundry Room

Remarks & Directions

The ULTIMATE in main fir 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 IvI. 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

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.

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 Inform	mation ————————————————————————————————————
m Size	L Features	Rm_S	ize L Features
RT	1 Built Ins, Ceiling Fan, Fireplace, Hardwood	KIT	1 Granite Counter, Hardwood, Kitchen Island, Pantry
1BR	1 All Carpet, Built Ins, Ceiling Fan, Walk-In Closet	BR2	1 All Carpet, Ceiling Fan
BR3	1 All Carpet, Ceiling Fan	МВТ	1 Ceramic Tiles, Double Vanity, Separate Shower And Tub, Walk-In Closet
AU	1 Built Ins, Ceramic Tiles, Granite Counter	BR4	b All Carpet, Ceiling Fan, Walk-In Closet
R5	b All Carpet, Ceiling Fan, Walk-In Closet	REC	b Built Ins, Ceramic Tiles, Granite Counter, Wet Bar
TF	1 Built Ins, Ceramic Tiles, Granite Counter	BF2	b Ceramic Tiles
		Additional Info	ormation ————————————————————————————————————
arranty:	Flood Pln: No	Exclude:	Ownrshp: Private
eiling R:	R-49 Walls R: unk	Other R:	Phone:
eating:	Central Gas	Cooling:	Central Electric
ater:	City/Public	Sewer:	City/Public
ity Limits:	2.0	Streets:	Paved
nterior: xterior:	Custom Cabinets, Kitchen Island, Pantry, S Deck, Patio, Sprinkler-In Ground, Thermal		nets, Walk-In Closet, Wet Bar, Whirlpool Tub, Wood Floor
Equip:	Ceiling Fan(s), Custom Cabinets, Dishwash	ner, Disposal	, Hood/Fan, Humidifier, Microwave, Radon Mitigation

Call today, we'll build one for you.

Steve Kornspan 913-871-4148 ext 2

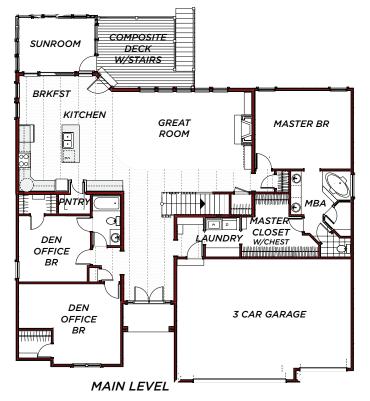
Steve@HomeSpotRealty.com







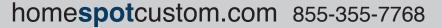






The Sienna

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 mircowave
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. Steve Kornspan 913-871-4148 ext 2

Steve@HomeSpotRealty.com

