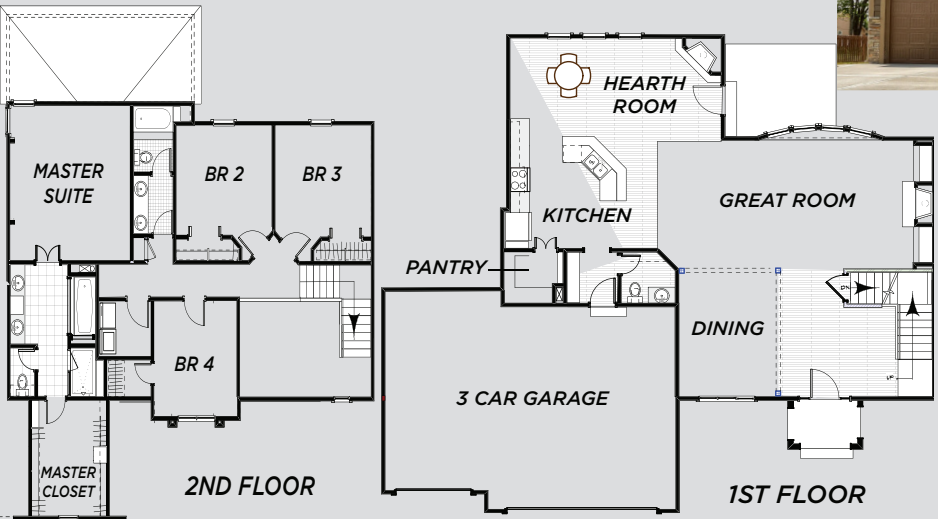


Select Floorplans



The Embassy II
2 Story, 2,644 sq ft,
4 Bedroom, 2.5 Bath, 3-Car Garage
A little smaller than the **Embassy III**



A few of the standard features:
Open kitchen and hearth room, walk-in pantry, upstairs laundry, hardwoods in living areas, tile in all wet areas, granite counter tops, upgraded baseboard and window trim package, ceiling fans in all bedrooms, covered deck or stamped & stained concrete patio, sprinkler system

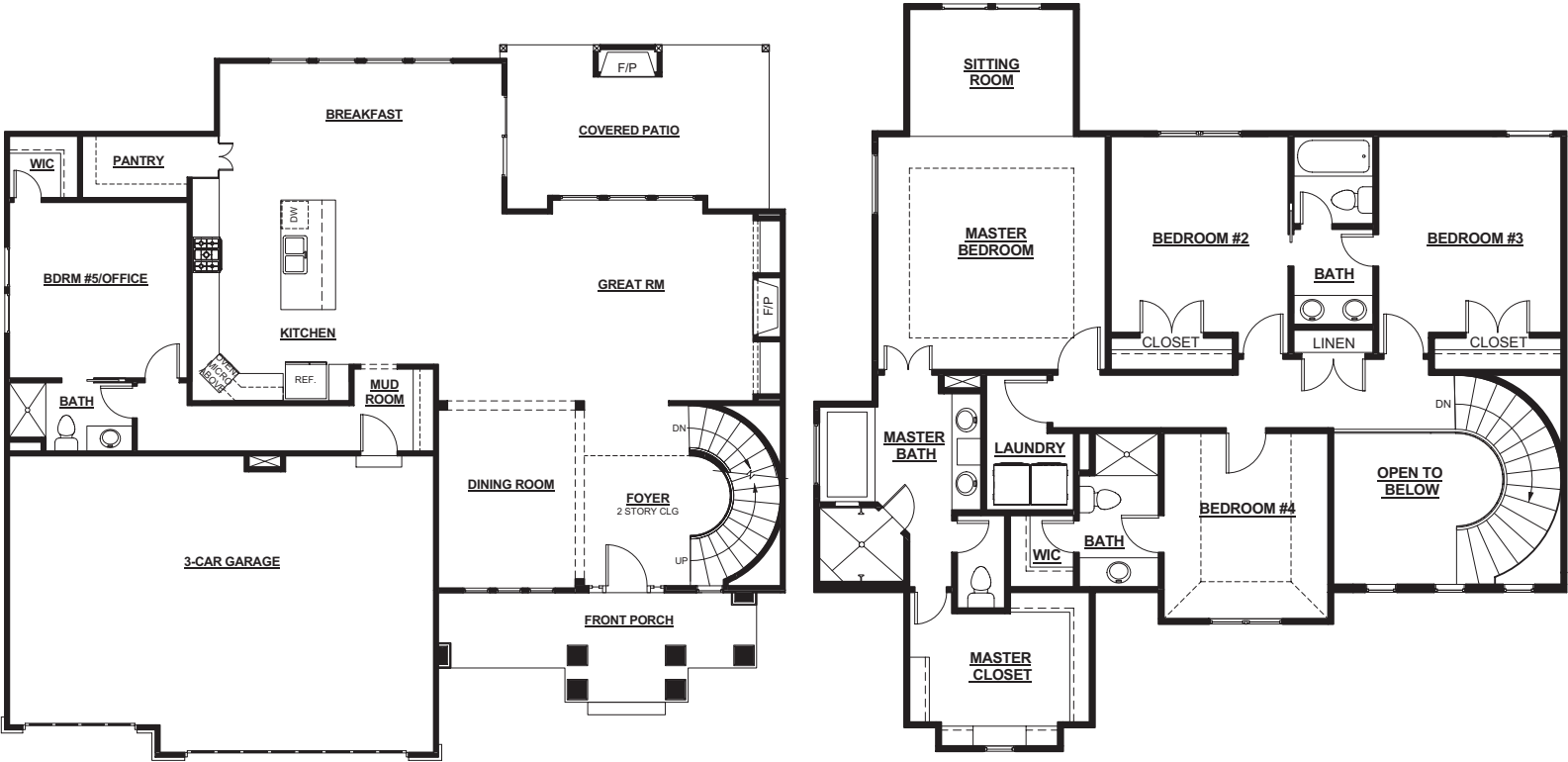
It's the companies
that make it come together.

First Choice Custom Homes
Building your new home can be a personal and rewarding experience for everyone. Our mission is to provide our customers with the custom home and experience they deserve. This is achieved by our commitment to excellence and integrity in an environment that empowers our people to do their very best. Our commitment extends to our concern for the enviroment. We use the finest building materials to make your new home efficient and reduce its environmental impact.

Home Spot Realty
Discover why our customer-focused approach to home buying and selling makes the sales process simpler, smoother, and altogether more enjoyable. Navigating the purchase of a new home is easier with our expertise. In the real estate business, experience does matter.



Steve Kornspan
Broker
913.871.4148 ext 2
steve@homespotrealty.com



The Embassy III
A spacious comfortable two story home

Relax. We'll take it from here

homespotcustom.com 855-355-7768

homespotcustom.com





Mid 300's + lot 2,950 Sq Ft 5 BR / 3.5 Baths Embassy III Two Story

Welcome home! Style, comfort and convenience. A two story that just feels like home. It comes with everything standard. There is even a bedroom or office with a full bathroom on the first floor.

Exterior Standard Features:

- 9 foot foundation walls
- Stone and stucco front
- 30 year Tamko Heritage roof
- Casement windows on front elevation
- Custom mahogany exterior doors
- Stained/stamped patio 11'x22' on a flat lot
- Garage openers
- 2 electrical outlets & 2 water spigots
- Optional elevation choices
- Sump pump (excludes walk-outs)
- Lawn completely sodded
- Trees planted as per city requirements
- Sprinkler system allowance of \$3300
- Covered outdoor living area with fireplace

Standard Allowances

Appliances	\$3500
Light Fixtures	\$2100
Landscape	\$2500
Carpet	\$16
Stair Carpet	\$20
Tile	\$9
Trees	Per Code
Sod	Complete
Sprinkler system	\$3300

Standard Energy Features

- Low E Argon windows
- High efficient American Standard furnace/AC
- Vapor membrane home wrap system
- R13 Wall insulation
- R49 Attic blown insulation
- 8' Steel insulated garage doors
- Energy saving air seal foam & caulk package
- HERS rated

Interior Standard Features

- Open vaulted entry with rounded staircase
- 9 Foot Ceilings on Main Level
- Formal dining room with 6' wainscoting
- 3 1/4" Random width rustic Maple hardwood (Entire 1st floor except Office/Bedroom)
- Outdoor direct vent fireplace under covered patio
- Great Room with direct vent fireplace
- Cultured stone on both fireplaces
- Upgraded trim package main level
- Crown heads above 1st floor windows & Entry
- Crown in Master Bedroom and plant shelves
- Wrought iron spindles
- Wrought iron newels
- Granite countertops in kitchen
- Spacious granite island in kitchen with under mount stainless sink
- Walk in pantry
- Custom cabinets with raised end panels
- Oil rubbed bronze door hardware
- Tiled backsplash

Interior Standard Features:

- 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
- 42 x 72 jetted tub in master bath
- Large upper level laundry
- Onyx tops on vanities in secondary baths
- Granite top in master bath
- Frameless shower door in master
- Oil rubbed bronze plumbing fixtures
- Cable or phone outlets in bedrooms & kitchen
- 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

Kitchen cabinets available in painted enamel or stained wood finish

Specifications Subject to Change



Specifications Subject to Change

Call today, we'll build one for you.

Steve Kornspan 913-871-4148 ext 2

Steve@HomeSpotRealty.com

