



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 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
Dishwasher, 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



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

County: **Johnson KS**

L Price: **\$529,900**



Sub: **The Reserve at Belle Meade Farms**
Type: **Single Family** Half Bth: **0**
Bedrooms: **5** Full Bth: **3** Age: **Under Constructio**
Main SqFt: **3500** SF Src: **Builder**
Lot Size: **3500** Tax: **\$799**
Acres: **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: **None**
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.

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** Exclude: **None** Ownrshp: **Private**
Ceiling R: **Central Gas** Walls R: **unk** Other R: **None** Phone: **None**
Heating: **City/Public** Cooling: **Central Electric**
Water: **City/Public** Sewer: **City/Public**
City Limits: **None** 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**

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