

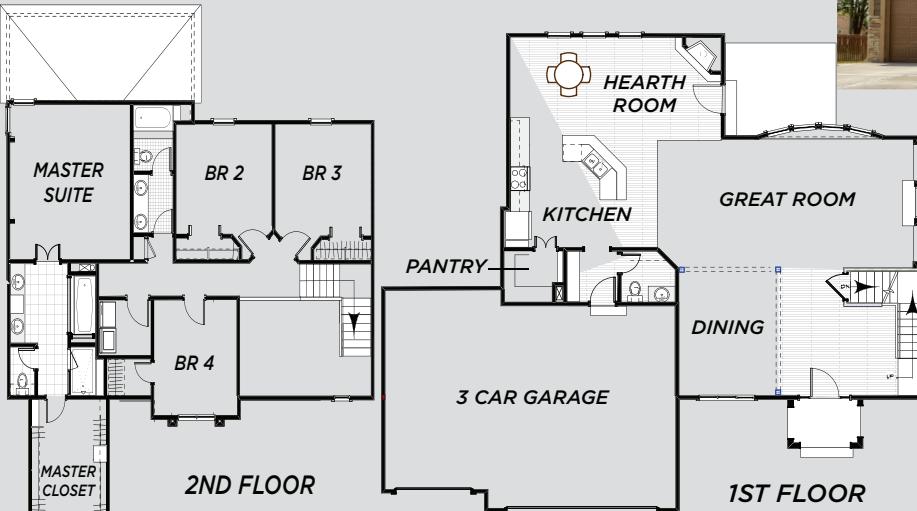
Select Floorplans

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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 environment. We use the finest building materials to make your new home efficient and reduce its environmental impact.



Home Spot Realty

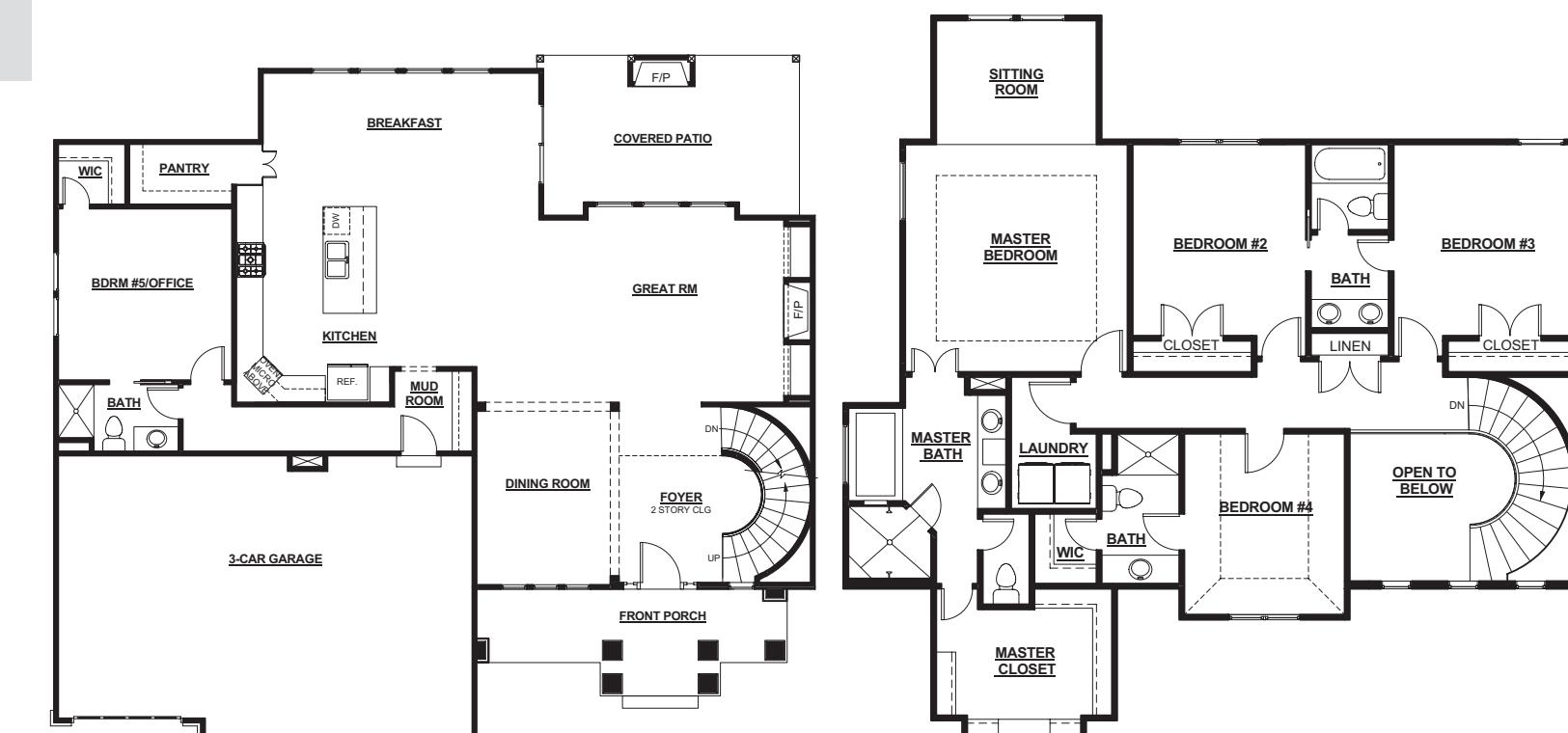
Discover why our customer-focused approach to home buying and selling makes the sales process simpler, smoother, and altogether more enjoyable. Navigating the purchase of a new home is easier with our expertise. In the real estate business, experience does matter.

Relax. We'll take it from here

homospotbuilder.com 913.871.4148



Steve Kornspan
Broker
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The Embassy III

A spacious comfortable two story home

homospotrealty.com



\$352,950 + lot 2,950 Sq Ft



5 BR / 3.5 Baths Embassy III Two Story



Kitchen cabinets available in painted enamel or stained wood finish

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

Specifications Subject to Change

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Call today, we'll build one for you.

Steve Kornspan 913-871-4148 ext 2

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