

THE GENEVA

By KC Builders and Design, Inc.

PROPERTY DETAILS

Stories: 1.5 Stories

Bedrooms: 5

Full Baths: 4

Garage: 3

Square Footage: Approx. 3,091

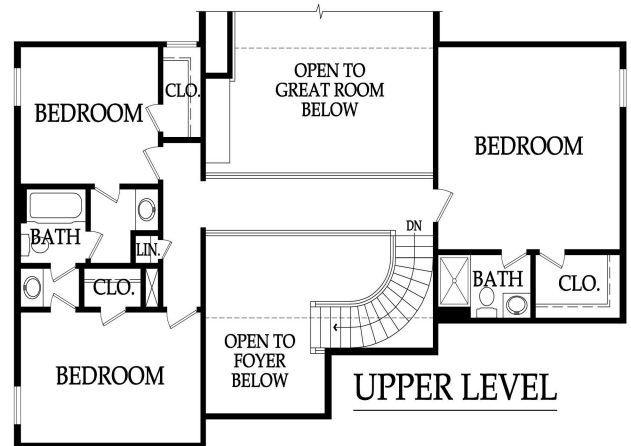
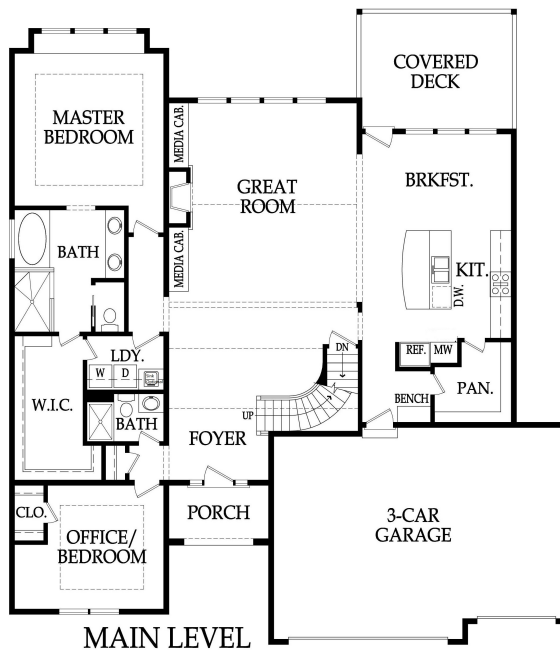
Base Price Starts at: \$620,000



* Base price may fluctuate depending on city & neighborhood requirements

Optional Elevation Upgrade Shown Above

FLOOR PLAN



KC Builders & Design, Inc.
16220 Foster St., Overland Park, KS 66085
913-782-0502
www.kcbuildersanddesign.com



The Geneva 1.5 Story

Base Price Starting at \$620,000 – Lot Not Included

Approx. 3,091 (Main: 2,167 Upper: 924) 5 Bedrooms, 4 Baths, 3 Car Garage

Interior Features

- * 18' Entry and Great Room ceiling
- * Curved stairs up to 3 bedrooms
- * Office or Second Bedroom on Main level with 3/4 bath
- * Boot Bench at garage entry
- * Great Room with Direct Vent Fireplace includes:
Stone up to Mantle, Built in Lower Cabinets with Floating Shelves above
- * Trim Pkg Includes: Paint Grade Trim around Windows in Eat- In & Great Room
- * Wrought Iron Spindles
- * Prefinished Hardwood Floors in Great Room, Entry and Kitchen
- * Custom Beech/Birch Cabinets with Hidden Hinges
- * Delta Fixtures Oil Rub Bronze or Brushed Nickle throughout

Kitchen

- * Cabinets to the ceiling
- * Soft Close Drawers *Kitchen only*
- * Oversized Island with under mount Blanco sink
- * Granite Countertops *Kitchen only*
- * Ceramic Tile Backsplash
- * Large Walk in Pantry
- * Electric Range and Space Savor Microwave

Master Bedroom/Bathroom

- * 3 Rafter Beams and 1 Ridge Beam (Paint Grade)
- * Large Walk in Shower w/2 Shower heads, Built in Seat and 1/2 wall glass enclosure
- * Cultured Marble Vanity, top of 1/2 Wall and Shower Seat
- * Free Standing Tub w/Tub Mount Faucet
- * Large Walk in Master Closet
- * Laundry Room Includes Upper, Lower Cabinet and Hanging Bar
- * Semi Frameless Shower Door w/Clear Glass included in Main Level and Upstairs Guest 3/4 bath ONLY
- * Tiled Floors & Shower/Tub Walls only in Secondary Baths
- * Cultured Marble Vanity Tops in all Bathrooms
- * Interior Flat Paint: Two Wall Colors & One Trim Color
- * 6 lb Carpet Pad
- * 6 Cable or Phone Outlets Pre-wired
- * Pre-wire Ceiling Fans in all Bedrooms & Great Room
- * Knock Down Ceilings Does Not Include Garage

Exterior Features

- * 12x16 Covered Patio
- * 9 Ft Foundation Walls
- * LP Siding with some stucco on front elevation only
- * 30 Year Tamko Heritage Roof
- * Silver Line 2900 Windows by Anderson (Lo-E Vinyl Insulated)
- * Masonite Exterior Doors
- * Two Waterproof Electrical Outlets
- * Two Exterior Water Spigots
- * Energy Efficiency Audit "HERS" Rating
- * 8' Steel Insulated Garage Doors
- * Pre-wired for Garage Door Openers (openers not included)

Energy Features

- * Energy Saving Foam & Caulk Package
- * Energy Efficient Fireplaces - Prewired
- * R-13 Wall Insulation
- * R-19 Attic Insulation
- * R-49 Attic Insulation
- * Vapor Membrane Home Wrap System

Mechanical Systems Features

- * 50 Gallon Electric Water Heater
- * Passive Radon System
- * American Standard 92% Furnace/Air Conditioner
- * Humidifier
- * Sump Pump (excludes walk-out)
- * Programmable Digital Thermostat
- * 200 AMP Service Panel

Services Included with KC Builders and Design, Inc

- * 1-year Home Buyer Limited Warranty
- * Builder Trend Web 24 hour access to your building schedule
- * Meeting with Interior Designer & Landscape Designer

Allowances:

Appliances	\$2,900.00
Light Fixtures	\$1,800.00
Landscape	\$2,500.00
Trees	Up to 2, included per code requirements
Sod	\$3,000 (standard size yard on 9,000 sq ft lot)
Sprinkler System	\$3,500.00 (standard size yard on 9,000 sq ft lot)
Site Work	\$6,800

** Prices effective 06/12/2025 subject to change without notice