

# THE GENEVA

By KC Builders and Design, Inc.

## PROPERTY DETAILS

Stories: 1.5 Stories

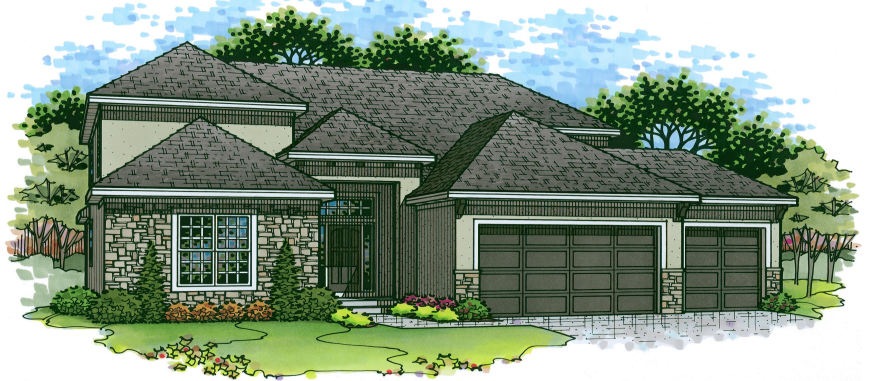
Bedrooms: 5

Full Baths: 4

Garage: 3

Square Footage: Approx. 3,091

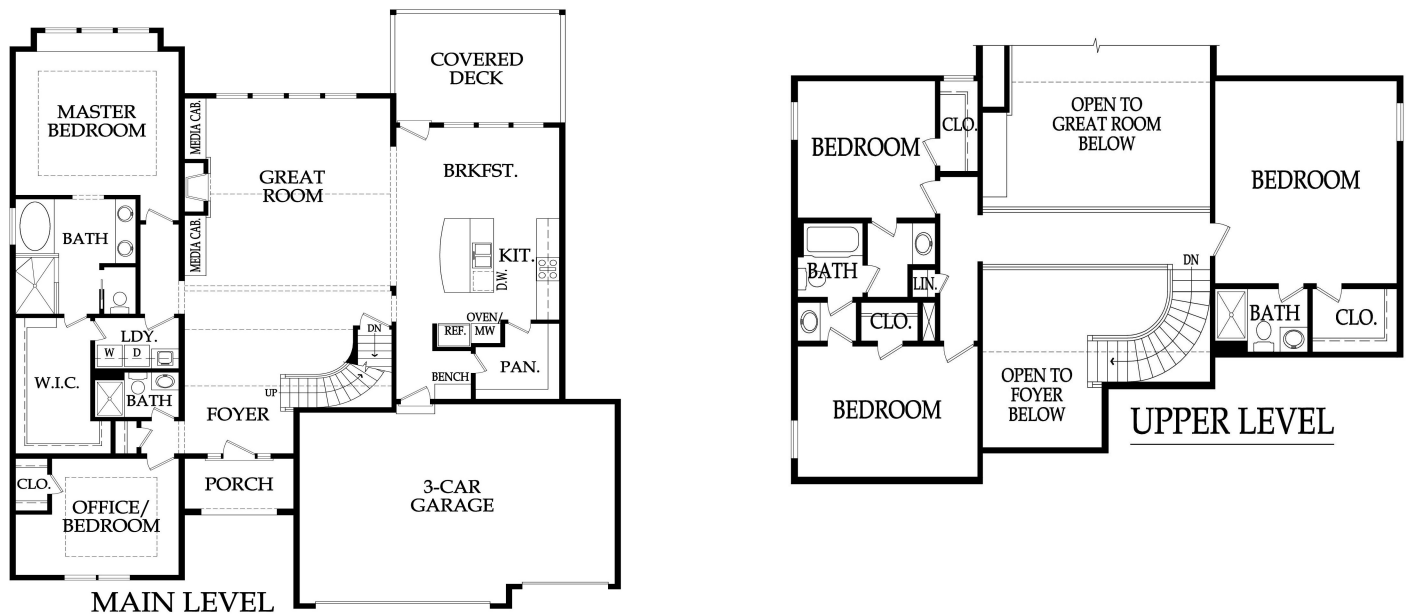
Base Price Starts at: \$473,500



Optional Elevation Upgrade Shown Above

\* Base price may fluctuate depending on city & neighborhood requirements

## FLOOR PLAN



KC Builders & Design, Inc.  
16220 Foster St., Overland Park, KS 66085  
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[www.kcbuildersanddesign.com](http://www.kcbuildersanddesign.com)



# The Geneva 1.5 Story

Base Price Starting at \$473,500 – Lot Not Included

Approx. 3,091 (Main: 2,167 Lower: 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 Birch Cabinets with Hidden Hinges
- \* Delta Fixtures Oil Rub Bronze or Brushed Nickle throughout

### Kitchen

- \* Cabinets to the ceiling
- \* Soft Close Doors and Drawers \*Kitchen only\*
- \* Granite Countertops
- \* 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       | \$1,800.00   |
| 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        | \$6,100  |

\*\* Prices effective 04/20/2021, subject to change without notice