

THE SEDONA

KC Builders & Design, Inc.

Property Details

Stories: 2

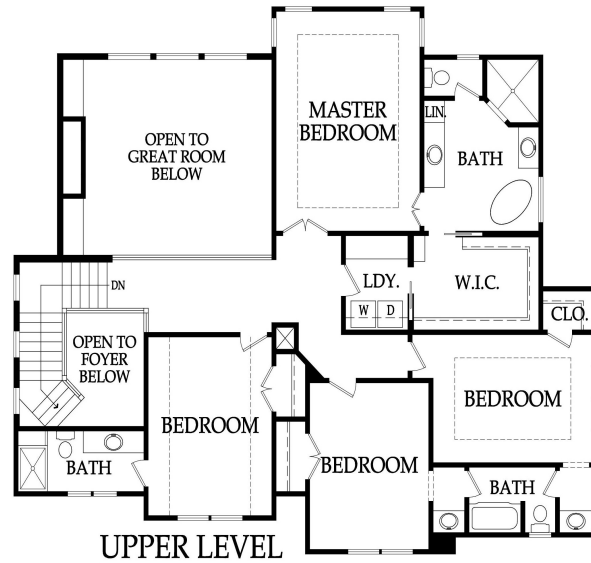
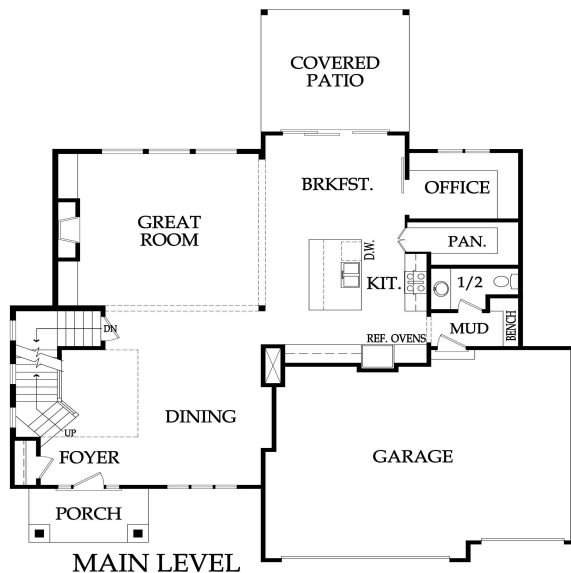
Bedrooms: 4

Full Baths: 3.5

Garage: 3

Square Footage: Approx. 3,030

Base Price Starts at: \$595,000



All renderings are artist impressions of home. The drawings are square-footage notations are approximate and are only used for reference. They should not be relied upon as representations, expressed or implied as final detail of residence. *Plans copyrighted by KC Builders and Design, Inc.

Pricing is subject to change without notice

www.kcbuildersanddesign.com



The Sedona 2-Story

Base Price Starting at \$595,000 – Lot Not Included

Approx. 3,030 (Main: 1,460 Upper: 1,570) 4 Bedrooms, 3.5 Baths, 3 Car Garage

Interior Features

- * Open 2 story entry with catwalk overlooking entry, vaulted Great Room Ceiling
- * 9 ft ceilings
- * 1/2 bath on main level
- * Main Floor Living and Dining Room
- * Office off kitchen and eat in area
- * Mud Room with Boot Bench off garage
- * Great Room with Direct Vent or Electric linear Fireplace includes: Stone up to Mantle
- * Trim Pkg Includes: Paint Grade Trim around Windows in Eat- In & Great Room
- * Wrought Iron Spindles
- * Prefinished Hardwood Floors in Entry, Dining Room and Kitchen
- * Custom Birch Cabinets with Hidden Hinges
- * Delta Fixtures Oil Rub Bronze, Black or Brushed Nickle throughout

Kitchen

- * Cabinetry to 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 Saver Microwave

Master Bedroom/Bathroom

- * Box up in master bedroom ceiling with trim detail
- * Sitting area in master bedroom
- * Large Walk in Shower w/2 Shower heads and partial wall glass enclosure
- * Cultured Marble Vanity
- * Large Walk in Master Closet

- * Laundry Room Includes Upper, Lower Cabinet and Hanging Bar
- * Semi Frameless Shower Door w/Clear Glass included in 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
- * Knock Down Ceilings Does Not Include Garage

Exterior Features

- * 13x14 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
- * Meeting with Interior Designer

Allowances:

Appliances	\$3,000
Light Fixtures	\$2,500
Landscape	\$2,500
Trees	Up to 2, included per code requirements
Sod	\$4,000 (standard size yard on 9,000 sq ft lot)
Sprinkler System	\$5,000 (standard size yard on 9,000 sq ft lot)
Site Work	\$6,800

** Prices effective 04/15/2025, subject to change without notice