

Reverse 1.5 Story

The Lexington Reverse By Pfannes Homes



4 Bedroom, 3 Bath, 3 Car Garage, 2,775 sq ft (approx.)



Visit us anytime at www.Prairieridgespringhill.com

Tyler Grieve, 913.787.4120 or Toni Hoffman, 913.991.4194



The Lexington Reverse

Standard Features

Energy Package:

- 80% Furnace Unit
- 13 SEER Air Conditioner Unit
- Programmable Thermostat
- Whole House Vapor Barrier Wrap
- R-13 Wall Insulation & R-38 Attic Insulation
- Insulated Garage Doors
- Air Seal Foam & Caulk Package
- Gerken Low E Single-Hung Windows

Appliances & Plumbing:

- Stainless Steel Appliances w/Gas Cooktop
- 50 Gallon Hot Water Heater
- Refrigerator Icemaker Line
- Gas Fireplace w/Electric Start
- Jetted Tub
- Brushed Nickel Fixtures in All Baths & Kitchen

Custom Interior Features:

- Granite Category 1: Kitchen Counter Top w/Stainless Undermount Sink & All Bath Vanities (KC Granite & Cabinetry)
- Custom Rustic Alder Cabinetry w/Full Extension Drawer Glides
- Undercabinet Lighting In Kitchen
- Brushed Nickel Hinges & Hardware
- Wrought Iron Spindles w/Wood End Caps
- Designer Trim Package (5" Base in Kitchen, Great Room, & Master Bedroom)
- Ceiling Fan Pre-Wire in All Bedrooms & Living Room
- 6 Cable & Phone Outlets 6

Standard Hardwood Flooring:

- 3" Rustic Oak Wood Floors
- Standard Hardwood Areas: Entry, Kitchen, Breakfast, & Upstairs Living Room

Standard Tile:

- Kitchen Backsplash
- Standard Tile Areas: Laundry & All Bath Floors, All Tub & Shower Walls (Emser Tile)

Exterior Features:

- Covered Deck ~ Yellow Wood Decking with Fortress Black Steel Rails (Stairs to Grade \$4000)
- 30 Year Composition Roof
- Stucco/Stone Front Elevation
- LP Smart Siding & Trim
- 9' Foundation

Allowances:

- Appliance ~ Standard GE Package (Nebraska Furniture Mart)
- Light Fixture ~ Standard Light Package (Rensen House of Lights)
- Carpet ~ \$15/yd All Bedrooms & Basement Rec Room, \$19/yd Stairs (Includes Labor)
- Optional Irrigation System ~ \$4500-\$5000 (Dependent On Lot Size)

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