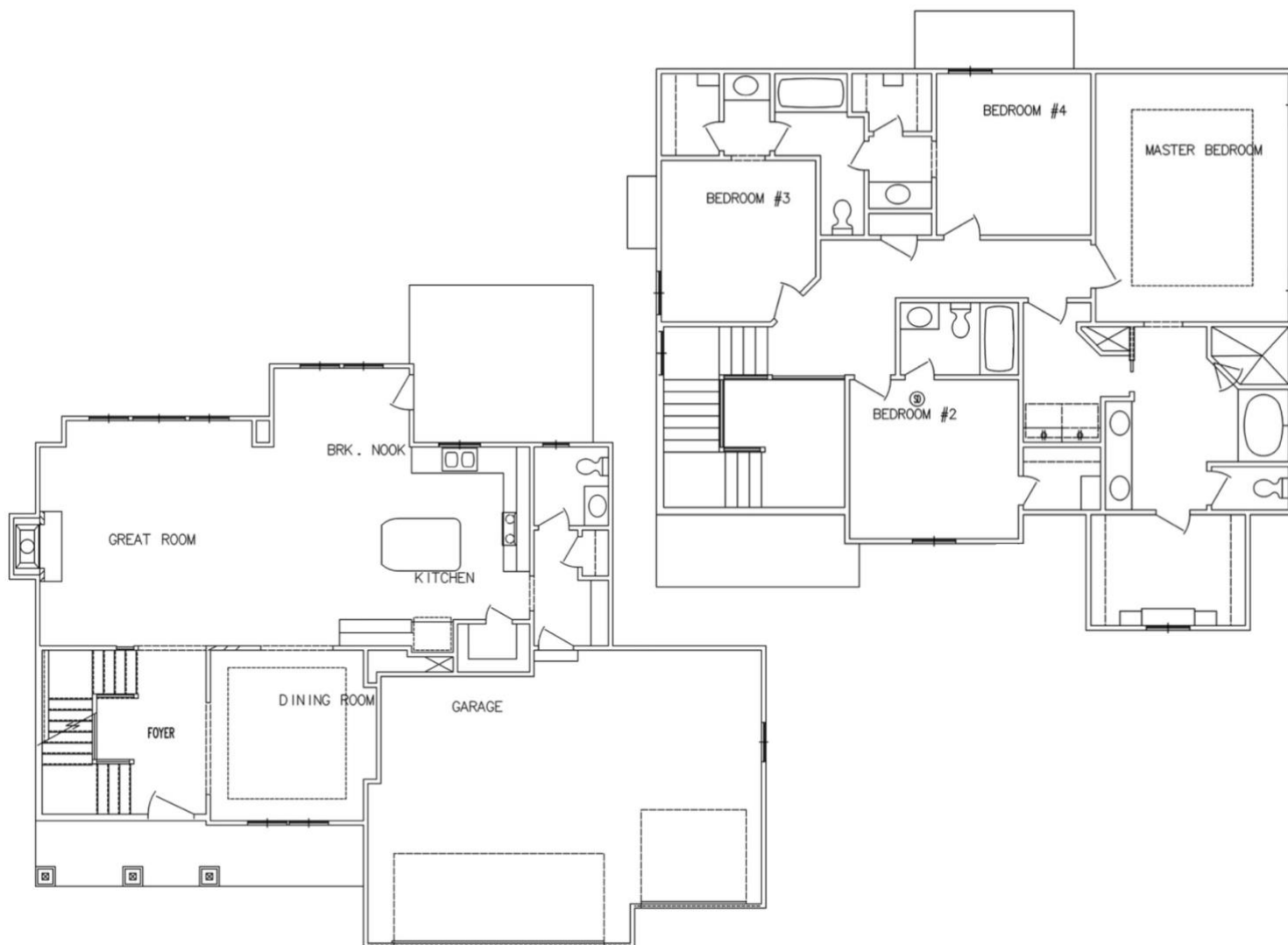


2 Story

The Lancaster By Pfannes Homes



4 Bedroom, 3.1 Bath, 3 Car Garage, 2,468 sq ft (approx.)



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Tyler Grieve, 913.787.4120 or Toni Hoffman, 913.991.4194



The Lancaster

Standard Features

Energy Package:

- 80% Furnace Unit ~ 2 Units
- 13 SEER Air Conditioner Unit ~ 2 Units
- 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 Entire First Floor, Master Bedroom, & Upstairs Hall)
- Ceiling Fan Pre-Wire in All Bedrooms & Living Room
- 5 Cable & Phone Outlets

Standard Hardwood Flooring:

- 3" Rustic Oak Wood Floors
- Standard Hardwood Areas (Entire First Floor)

Standard Tile:

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

Exterior Features:

- Covered Patio (12' x 15')
- 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, \$19/yd Stairs (Includes Labor)
- Optional Irrigation System ~ \$4500-\$5000 (Dependent On Lot Size)

April 2018

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