

# Ranch

The Bradford By HS Homes



5 Bedroom, 3 Bath, 3 Car Garage, 3,620 sq ft (approx.)



Visit us anytime at [www.Prairieridgespringhill.com](http://www.Prairieridgespringhill.com)  
Tyler Grieve, 913.787.4120 or Toni Hoffman, 913.991.4194



## *The Bradford*

### Standard Features

#### **Flooring**

- Carpet
  - 40 oz polyester carpeting in all living areas including designer stair carpet
- Tile
  - Tile in all wet areas
  - Designer accents in master bath
  - Designer accents on kitchen/bar back splashes
- Hardwoods
  - Mixed width, pre-engineered hardwood

#### **Countertops**

- Granite throughout home
- Stainless under mount sink in kitchen/bar
- Ceramic under mount sinks in vanities

#### **Cabinets**

- Custom designed hardwood cabinets
- Durable high quality lacquer finish

#### **Windows**

Low E windows with U-values exceeding 2018 regulations

#### **Sod**

- Fescue sod standard w/ underground sprinkler system

#### **Interior Trim**

- Oil based enamel
- Crown capped doorways, windows
- 5 1/4' base on main level

#### **Roof**

- 30-yr dimensional asphalt shingles

#### **Decks**

- Cedar deck material
- Anodized aluminum spindles

#### **Appliances**

- Upgraded electric range, dishwasher, and microwave

#### **HVAC**

- 92% high efficiency furnace with direct vent

#### **Hot Water Heater**

- 90% high efficiency electric 50 gallon hot water heater

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