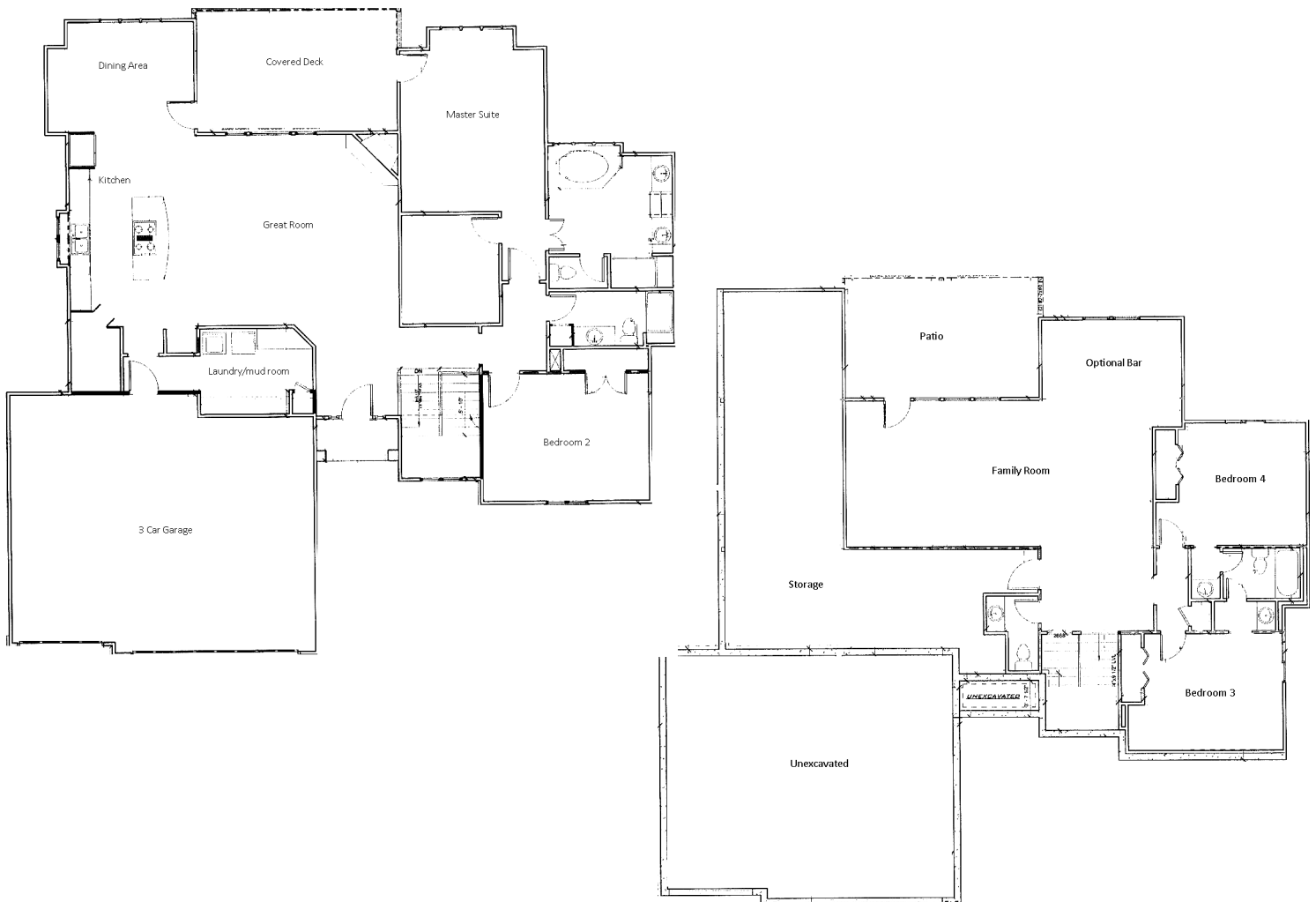


Reverse 1.5 Story

The Adrian By Woodman Homes



4 Bedroom, 3.1 Bath, 3 Car Garage, 3,400 sq ft (approx.)



Visit us anytime at www.Prairieridgespringhill.com
Tyler Grieve, 913.787.4120 or Toni Hoffman, 913.991.4194



Prairie Ridge

at Spring Hill

The Adrian

Standard Features

- Custom kitchen cabinets w/hidden hinges, full extension steel ball bearing rollers, & upgraded pot & pan drawers.
- Custom Oversized island
- Stainless steel appliance package includes dishwasher, gas cooktop w/downdraft ventilation, & built-in wall oven / microwave combo
- Custom distressed beams in kitchen
- ORB or satin nickel plumbing fixtures throughout, granite composite sink in kitchen, undermount sink basins in bathroom
- Upgraded lighting package including upgraded fixtures & under mount cabinet lighting in kitchen & wet bar
- High end granite counter tops in kitchen, wet bar, & baths
- Upgraded tile backsplash in kitchen & wet bar
- Hardwood floors throughout main living area
- Main floor master suite w/vaulted ceiling, walk-in closet, & access to covered deck. Master bath w/walk-in shower, jetted tub, & double vanity
- Main floor laundry room w/large storage bench
- Upgraded trim package & wood wrapped windows throughout, oversized baseboard & crown molding/crown & cap on main floor
- Hand textured ceilings throughout
- Decorative metal spindles
- Gas fireplace with custom built mantle
- Cable outlets in all bedrooms, great room, & family room
- Finished lower level includes large family room, wet bar, 2 bedrooms, Jack & Jill bath, half bath, plus huge storage area
- Stucco front exterior w/stone detail
- Covered deck w/metal spindles or patio (dependent upon elevation), stairs to grade, large stamped concrete patio
- Fescue sod w/upgraded landscape package
- Energy features; Low-E windows, R-49 attic insulation, Foam & caulk package, Whole house wrap, Smart siding & trim package
- 30 year timberline style roof
- Lennox gas furnace
- 9' basement foundation, sump pump, passive Radon pipe
- 1 Garage door opener on large door

Visit us anytime at www.Prairieridgespringhill.com

Tyler Grieve, 913.787.4120 or Toni Hoffman, 913.991.4194