The Gruene

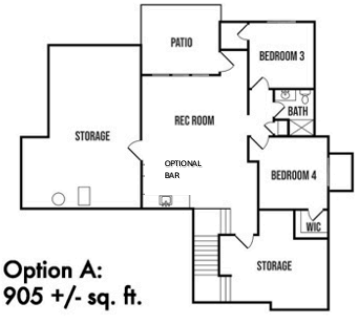
1.5 Reverse,4 bed, 3 bath, Approx. 2738-3038 sq. feet
Base Price $564,950-$579,950



Transitional Mediterranean Elevation



Main Level
1,833 +/- sq. ft.



Option A:
905 +/- sq. ft.

Lower Level



Option B:
1205 +/- sq. ft.

Renderings are for illustration purposes only and may show upgrades. The materials used on the renderings are only examples of what can be installed. Consult Builder for details.

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913-349-3325

The Gruene- Standard Features

Appliances

Stainless Steel Appliance Package: Dishwasher, Gas Cooktop, Hood Insert - *Vented to Exterior*, Wall Oven, & Microwave (GE Profile) Ice Maker Water Line at Refrigerator Opening

Standard Appliance Package: $3,858

Plumbing and Fixtures

50 Galloon Water Heater, Lower-Level Bath and Bar Stub,
Delta Velum Single Lever Trim in Main floor Bathroom and Primary Bath (matte black or brushed nickel) Chrome Plumbing Package in all secondary bathrooms, Freestanding Tub & Frameless Shower Door in Primary Bath Only

Cabinets and Countertops

Choice of Beach, Birch, Poplar, or Paint Grade Cabinets Kitchen *(standard Birch unless otherwise specified)*.Cabinets include ***Soft Close Doors and Drawers throughout*****,** Hidden Hinges, Adjustable Shelving, Full Extension Drawer Glides, Pull-Out Double Trash Can, Standard cabinet height in kitchen *(aka not to ceiling)*

Level 1, 3cm Granite/Quartz Tops in Kitchen with Undermount Stainless Steel Sink Level 1, 3cm Granite/Quartz in Primary bathroom, Level 0 3cm Granite/ Quartz tops in all secondary bathrooms base + upper/ lower cabinet with wood top at laundry, cabinets in Great Room with wood top

Electrical and Low Voltage

200 AMP Service Panel with Breakers, LED Light Bulbs in all Can Lights, 3 Exterior Outlets (minimum), Switches for Ceiling Fan in Hearth Rooms & All Bedrooms, Prewire for secondary thermostat System, Cat6 Wiring Data Locations in all Bedrooms, Hearth Room, & Study, Under Cabinet Wiring in Kitchen, outlets in home to code. Toggle switches throughout.

Standard Lighting Allowance: $3,000

Energy Efficient Features

96% Lennox Furnace with Humidifier and 14 SEER A/C, ZIP System Wall Sheathing, Independently Rated RESNET HERS Index Home, Blown-In Blanket Insulation, Foam and Caulk Package Air Sealant in the Attic,
Energy Efficient Low-E Windows (choice of white or sandstone)

Fireplace, Trim, and Mirrors

Direct Vent Fireplace with Tile Surround **Standard Tile Allowance Fireplace- $9.75/ sq. ft** Built-in Boot Bench (painted with stained top), Curbed Stairs with Iron Spindles *(choice of 8)*, Matte Black or Satin Nickel Doorknobs & Hinges, Trim Wrapped Mirrors in all Baths, Large Base and Casing throughout Main Floor, Choice of 5 Standard Interior Door Styles, Box Vault in Primary Bedroom and Great Room, Walk-In Pantry with 5 fixed Shelves (*not included- face framing- wood top shelving)*.

Flooring, Tile and Carpet

Standard Hardwood Floors: 7" Pre-Finished Hardwood Floors located in Entry, Kitchen, Great Room, Mud Room, and Breakfast Area/Dining Area (choice of 4 colors), Ceramic Tile Floors in Laundry, Primary Bath, Primary Shower walls to 8ft, and Secondary Baths Ceramic Tile on all Shower Walls, Tub Walls, & Kitchen, **Standard Tile Allowance: per sq ft.(Kitchen backsplash $13.75, bathrooms floor, shower walls, and laundry floors $9.75, bath tile shelf, Standard Carpet Allowance: $1.78 per sq. ft., Stair Carpet: $3.90 per sq. ft. 6lb pad.**

Paint

Interior: 3 Wall Colors (Flat/Latex), 1 Enamel, 1 Stain*, White or Light colors and Ultra Dark colors may incur an additional charge*. Exterior: 1 Body Color, 1 Trim Color (front only), 1 Accent Color (for garage or front door only), *White or Light colors may incur an additional charge.*

Site Work and Commission

Site Cost Coverage-up to $10,000 (See Addendum) Landscaping Allowance of $2,500 unless specified otherwise in CUP Fully Sodded Lot with Bluegrass Sod up to 11,000 SF Sump Pump, Commission included for lot price: up to $120,000

Exterior

*9' Foundation Walls with Concrete Egress Window Well, Limited 30 yr. Warranty Roof, Front: Stucco, Stone or Siding per Elevation with LP Smart Trim Sides/Rear: Double Wall Construction w/ Zip Wall & Tape, or comparable product 5" Aluminum Gutters (Choice of ONE Color) Insulated Garage Door w/ 2 Openers, 1 Keypad and Smart Capabilities, 6'-8" Fiberglass Front Door w/Clear Glass Side Lites per Plan Covered Patio, 2 Exterior Hose Bibs, Mounted AC Unit to Foundation, 9ft foundation walls. **Standard Stone Package- $3500**

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HVAC Ductwork Professionally Cleaned at Closing, Plumbing Drain Lines Professionally Inspected at Closing, On-site Meetings throughout the Build, In-House Warranty Program with Unmatched Customer Service Professional Expert with you during the Sales Process, Build Process, and Warranty Process, Center Passive Radon

Credits for Standard Features

No credits will be issued for unused site costs or for standard features a homeowner chooses to remove, eliminate, or not install. The removal of an included item does not reduce the contract price or create a credit toward another selection or upgrade. This may include but is not limited to items such as doors, plumbing fixtures, mirrors, shelving, hardware, flooring, tile, landscaping, cabinetry, countertops, or other standard features included in the home.

Base Price Does Not Include the Price of the Lot, Community Requirements, Unforeseen Site Costs, or unforeseen increase in materials (ex. Lumber cost increase) Contact Builder for Details.

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