

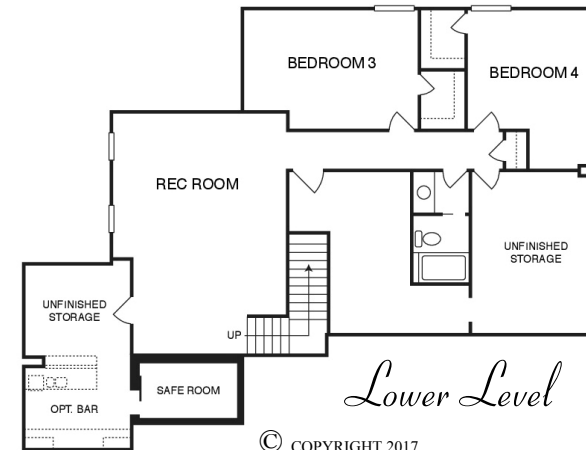
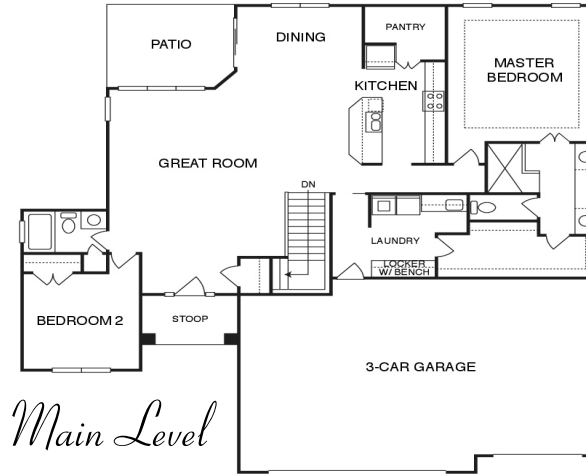


SWEETWATER CREEK

A FOLEY DEVELOPMENT

The Cardinal

By Tripoly Contracting Inc.



- ◆ 4 Bedroom
- ◆ 3 Bathroom
- ◆ 3 Car Garage
- ◆ Reverse 1.5 Story
- ◆ 2,898 Sq. Ft.

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TRIPOLY CONTRACTING INC



OPEN DAILY: 12PM- 5PM

913-592-4555

WWW.SWEETWATERCREEKNEWHOMES.COM



DTQ18M

THE CARDINAL

INTERIOR FEATURES:

- UPGRADED KITCHEN CABINETRY WITH SOFT CLOSE HINGES AND UNDER CABINET LIGHTING.
- GRANITE COUNTERTOPS IN KITCHEN AND IN ALL BATHROOMS.
- HARDWOOD FLOORING IN KITCHEN, FAMILY ROOM, BREAKFAST AREA, AND MAIN LEVEL HALLWAYS.
- EAT-IN KITCHEN ISLAND WITH SINK AND DISHWASHER.
- LARGE WALK-IN PANTRY WITH BUILT-IN SHELVING.
- LARGE LAUNDRY ROOM WITH BUILT IN CABINETRY AND UTILITY SINK.
- BOOT BENCH WITH LOCKERS FOR CONVENIENT STORAGE.
- TILE IN ALL WET AREAS INCLUDING LAUNDRY ROOM AND BATHROOMS.
- LARGE WALK-IN SHOWER WITH DECORATIVE TILE AND GLASS PANELS.
- SECONDARY BATHROOMS FEATURE TILE ON ALL SHOWER WALLS.
- OVERSIZED MASTER CLOSET WITH PRIVATE ACCESS TO LAUNDRY ROOM.
- SPACIOUS MASTER BATHROOM WITH OVER 11 FT. OF COUNTERTOP WORKSPACE.
- FINISHED LOWER LEVEL COMPLETE WITH 2 BEDROOMS & FULL BATH.
- OPTIONAL LOWER LEVEL BAR AREA.
- CABLE AND PHONE OUTLETS IN EVERY BEDROOM AND LIVING ROOM.
- VAULTED CEILING IN MASTER BEDROOM, 12FT CEILINGS IN LIVING ROOM, & FOYER.
- OIL RUBBED BRONZE DOOR HANDLES & BATH HARDWARE.
- USB COMBO OUTLETS IN BEDROOMS AND KITCHEN.
- UPGRADED MASTER BATHROOM EXHAUST FANS.
- 50 GALLON HOT WATER HEATER
- CUSTOM DESIGNED LIGHTING PACKAGE
- LARGE UNFINISHED AREAS IN BASEMENT FOR STORAGE OR FUTURE EXPANSION.
- OVERSIZED FOYER CLOSET SPACE

QUALITY BUILDING PRACTICES:

- ENGINEERED I-JOIST FLOOR SYSTEM.
- ENGINEERED 3/4" OSB GOLD SUB-FLOORING
- ENGINEERED TRUSS ROOF SYSTEM.
- "PASSIVE" RADON VENT INSTALLED.
- CONCRETE ENCASED STORM ROOM/ WINE ROOM IN LOWER LEVEL
- FULL CONCRETE EGRESS WINDOW WELLS WITH EMERGENCY LADDER.
- 1x4 BATTS ON ALL EXTERIOR SIDING SEAMS.
- FULL 3 CAR DRIVEWAY; EXTENDS ENTIRELY FROM GARAGE TO STREET.

EXTERIOR FEATURES:

- TRADITIONAL STYLE FRONT ELEVATION WITH STONE ARCH.
- FULL 9' FOUNDATION WALLS.
- COVERED REAR PATIO
- IN-GROUND SPRINKLER SYSTEM
- EXTRA WIDE GARAGE DOORS 18FT- MAIN DOOR, 9FT -3RD CAR
- TAMKO HERITAGE PREMIUM COMPOSITE SHINGLES (50 YEAR EQUIVALENT).
- ABUNDANT LANDSCAPE PACKAGE
- STONE & STUCCO PACKAGE ON HOME FRONT.
- 3 CAR GARAGE WITH NO POST IN MIDDLE.
- LP SMART PANEL SIDING AND TRIM.
- 4" SOCKED DRAIN TILE AROUND FOUNDATION; 3" DRAIN TILE UNDER BASEMENT FLOOR TIED INTO SUMP PIT.
- UPGRADED FOUNDATION WATER PROOFING WITH 10 YEAR WARRANTY.
- FULLY SODDEN LOT.
- PRE-WIRED FOR GARAGE DOOR OPENERS.

ENERGY EFFICIENCY:

- AMERICAN STANDARD ALL ELECTRIC 14 SEER HEAT PUMP
- SIERRA PACIFIC DOUBLE HUNG & FIXED WINDOWS; LOW E GLASS
- UPGRADED INSULATION PACKAGE; BASEMENT AND GARAGE FULLY INSULATED.
- COMPLETE CAULK AND FOAM PACKAGE.
- TYPAR BRAND HOME WRAP (MOISTURE & WIND BARRIER).
- ENERGY STAR RATED STAINLESS STEEL APPLIANCES. INCLUDES RANGE, MICROWAVE, & DISHWASHER.
- AIR-TIGHT RECESSED LIGHTING.
- HIGH EFFICIENCY TOUCH SCREEN THERMOSTAT