



SWEETWATER CREEK

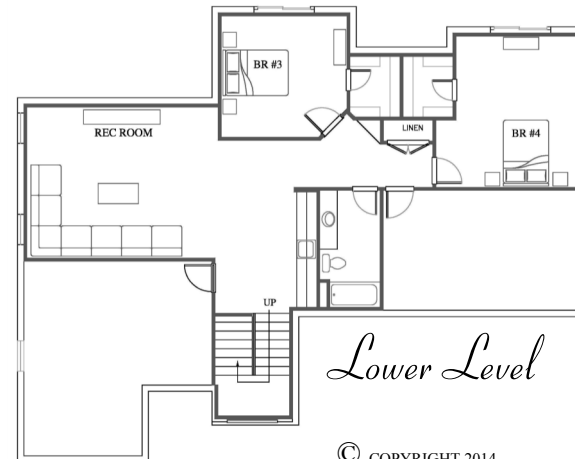
A FOLEY DEVELOPMENT

The Clearbrook

By Steve Foley Construction Co. Inc.



Main Level



Lower Level

- ◆ 4 Bedroom
- ◆ 3 Bathroom
- ◆ 3 Car Garage
- ◆ Reverse 1.5 Story
- ◆ 2,901 Sq. Ft.

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STEVE FOLEY CONSTRUCTION CO. INC.

platinum realty

OPEN DAILY: 12PM- 5PM

913-592-4555

WWW.SWEETWATERCREEKNEWHOMES.COM



DTQ18M

THE CLEARBROOK

INTERIOR FEATURES:

- CLEAR ALDER CABINETS WITH RAISED PANEL DOORS. ALL PULL-OUT DRAWERS HAVE UPGRADED EXTEND-A-GLIDE HARDWARE.
- GRANITE COUNTERTOPS IN KITCHEN AND IN ALL BATHROOMS.
- RANDOM WIDTH HARDWOOD FLOORING IN KITCHEN AND MAIN LEVEL HALLWAYS.
- FLOOR TO CEILING FIREPLACE DESIGN WITH CUSTOM BUILT COLUMNS. DESIGNED WITH A COAX CABLE & POWER OUTLET FOR TV.
- EXTRA TALL WALK-IN PANTRY WITH ETCHED GLASS DOOR.
- CUSTOM BUILT BOOT BENCH WITH COAT LOCKERS LOCATED AT GARAGE ENTRY.
- LAUNDRY ROOM UPPER CABINETS WITH 18" FOLDING TABLE.
- TILE IN ALL WET AREAS INCLUDING LAUNDRY AND BATHROOMS.
- UPGRADED TRIM PACKAGE: 5" TALL BASEBOARDS THRU-OUT HOME, 4 1/4" CROWN MOLDING IN LIVING ROOM, ENTRY, & MASTER BEDROOM, 3" CASING THRU-OUT, EXTENSIVE WINDOW TREATMENTS IN LIVING ROOM AND KITCHEN.
- VAULTED CEILINGS IN MASTER BEDROOM, FRONT BEDROOM, & LIVING ROOM.
- WROUGHT IRON SPINDLES WITH MAPLE END-CAPS.
- OVERSIZED MASTER SHOWER WITH DECORATIVE TILE ACCENT & SEAT.
- EXTENSIVE MASTER CLOSET WITH FLOOR TO CEILING SHELF SPACE.
- FINISHED LOWER LEVEL COMPLETE WITH 2 BEDROOMS & FULL BATH.
- LOWER LEVEL WET BAR WITH GRANITE COUNTERTOPS AND BUILT IN STAINLESS STEEL REFRIGERATOR.
- OIL RUBBED BRONZE DOOR HANDLES & BATH HARDWARE.
- UPGRADED CARPET THRU OUT HOME.
- 50 GALLON HOT WATER HEATER

ENERGY EFFICIENCY:

- LENNOX ALL ELECTRIC 14 SEER HEAT PUMP
- ANDERSEN 100 SERIES SINGLE HUNG & FIXED WINDOWS; LOW E, ARGON FILLED WITH SMART SUN TECHNOLOGY.
- UPGRADED INSULATION PACKAGE; R-15 IN WALLS, R-38 IN ATTIC
- COMPLETE CAULK AND FOAM PACKAGE
- TYVEK BRAND HOME WRAP (MOISTURE & WIND BARRIER)
- ENERGY STAR RATED GE STAINLESS STEEL APPLIANCES. INCLUDES RANGE, MICROWAVE, & DISHWASHER
- SEALED CAN LIGHT ENVELOPES

EXTERIOR FEATURES:

- TRADITIONAL STYLE FRONT ELEVATION WITH SHUTTERS
- FULL 9' FOUNDATION WALLS
- TAMKO HERITAGE PREMIUM COMPOSITE SHINGLES (50 YEAR EQUIVALENT)
- ABUNDANT LANDSCAPE PACKAGE
- STONE & STUCCO PACKAGE ON HOME FRONT.
- 2 FROST PROOF EXTERIOR WATER FAUCETS.
- LARGE 3 CAR GARAGE WITH NO POST IN MIDDLE.
- CARRIAGE STYLE INSULATED, DOUBLE SIDED STEEL GARAGE DOORS. GARAGE DOORS ARE 8' TALL.
- LP SMART PANEL SIDING AND TRIM
- LARGE, COVERED BACK PATIO
- UPGRADED SHERWIN WILLIAMS EXTERIOR PAINT.
- 4" DRAIN TILE AROUND FOUNDATION; 3" DRAIN TILE UNDER BASEMENT FLOOR TIED INTO SUMP PIT.
- VAPOR BARRIER ON EXTERIOR FOUNDATION (HOT TAR SPRAYED)
- FULLY SODDEN LOT
- PRE-WIRED FOR GARAGE DOOR OPENERS
- SPRINKLER SYSTEM OUTLET IN GARAGE

QUALITY BUILDING PRACTICES:

- ENGINEERED I-JOIST FLOOR SYSTEM
- ENGINEERED 3/4" OSB GOLD SUBFLOORING. GLUED AND SCREWED.
- "PASSIVE" RADON VENT INSTALLED
- ZONED DUCT WORK WITH AUTOMATIC DAMPER SYSTEM FOR BETTER TEMPERATURE REGULATION. HOME HAS TWO THERMOSTATS.
- RECESSED FLOOR DRAIN AT SUMP PUMP IN CASE OF POWER OUTAGE.
- FULLY FINISHED GARAGES (TEXTURED, TRIMMED, & PAINTED)
- 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.
- 400 AMP ELECTRICAL SERVICE FOR FUTURE EXPANSION.
- ADVANTECH RRAND ZIP SYSTEM ON HOME FRONT.
- EACH FLOORPLAN IS REVIEWED AND STAMPED BY 3RD PARTY STRUCTURAL ENGINEER.
- STEVE FOLEY CONSTRUCTION BRINGS 42 YEARS OF HOME BUILDING EXPERIENCE WITH OVER 350+ HOMES BUILT.