

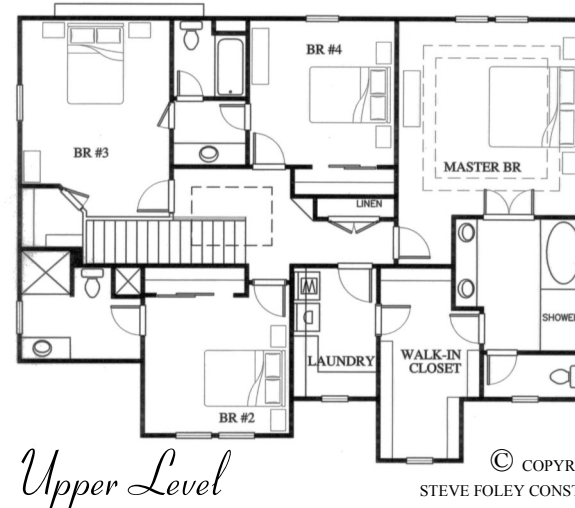
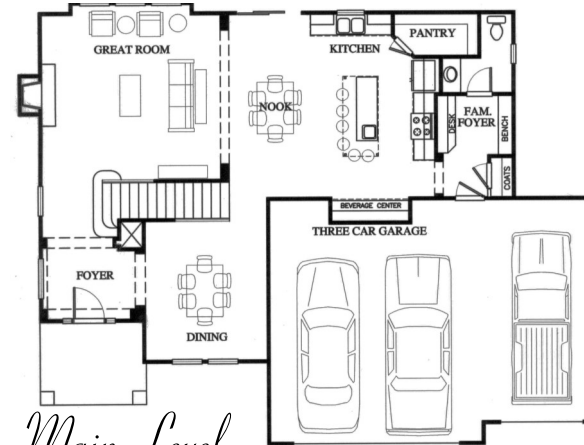


SWEETWATER CREEK

A FOLEY DEVELOPMENT

The Creekwood

By Steve Foley Construction Co. Inc.



- ◆ 4 Bedroom
- ◆ 3.5 Bathroom
- ◆ 3 Car Garage
- ◆ 2 Story
- ◆ 2,594 Sq. Ft.

© COPYRIGHT 2012
STEVE FOLEY CONSTRUCTION CO. INC.

platinum realty.

OPEN DAILY: 12PM- 5PM

913-592-4555

WWW.SWEETWATERCREEKNEWHOMES.COM



DTQ18M

THE CREEKWOOD

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.
- HARDWOOD FLOORING IN KITCHEN & ENTRYWAYS.
- FLOOR TO CEILING FIREPLACE DESIGN WITH CUSTOM BUILT COLUMNS. PRE-WIRED WITH COAX & POWER OUTLET FOR TV.
- LARGE WALK-IN PANTRY WITH ABUNDANCE OF SHELVING.
- LARGE MUD-ROOM WITH BUILT IN LOCKERS, MAIL SLOTS, AND COMPUTER DESK.
- LAUNDRY ROOM CABINETS WITH 24" FOLDING TABLE, AND HANGING RACK.
- 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, DINING, AND MASTER. 3" CASING THRU-OUT, EXTENSIVE WINDOW TREATMENTS IN LIVING ROOM, KITCHEN, DINING ROOM, AND ENTRY.
- WROUGHT IRON SPINDLES WITH MAPLE END-CAPS.
- LARGE WALK-IN SHOWER WITH DECORATIVE ACCENT TILE.
- EXTENSIVE MASTER BEDROOM CLOSET WITH AN ABUNDANCE OF SHELF SPACE.
- CONVENIENT LAUNDRY ROOM ACCESS FROM HALLWAY AND THRU MASTER BEDROOM CLOSET.
- CABLE OUTLETS IN EVERY BEDROOM.
- VAULTED CEILINGS IN MASTER BEDROOM.
- OIL RUBBED BRONZE DOOR HANDLES & HARDWARE.
- UPGRADED CARPET THRU OUT.
- 50 GALLON HOT WATER HEATER
- MOEN BRAND PLUMBING FAUCETS THROUGH-OUT HOME.

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 OR CRAFTSMAN STYLE FRONT ELEVATION
- FULL 9' FOUNDATION WALLS
- TAMKO HERITAGE PREMIUM COMPOSITE SHINGLES (50 YEAR EQUIVALENT)
- UPGRADED LANDSCAPE PACKAGE (RIVER ROCK VS. STANDARD MULCH).
- STONE & STUCCO PACKAGE ON HOUSE FRONT.
- 2 EXTERIOR WATER FAUCETS.
- LARGE 3 CAR GARAGE WITH NO POST IN MIDDLE.
- CARRIAGE STYLE INSULATED STEEL GARAGE DOORS. GARAGE DOORS ARE 8' TALL AND INCLUDE HARDWARE.
- LP SMART PANEL SIDING AND TRIM
- LARGE REAR PATIO
- COVERED FRONT PORCH
- 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.
- GARAGE PRE-WIRED FOR GARAGE DOOR OPENERS
- DEDICATED 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.
- 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 BRAND ZIP SYSTEM ON HOUSE 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.