

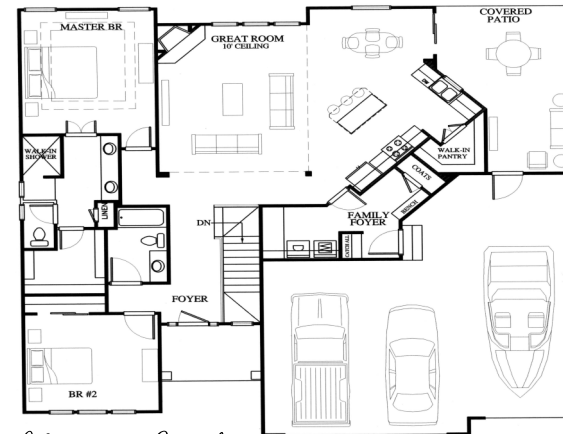


SWEETWATER CREEK

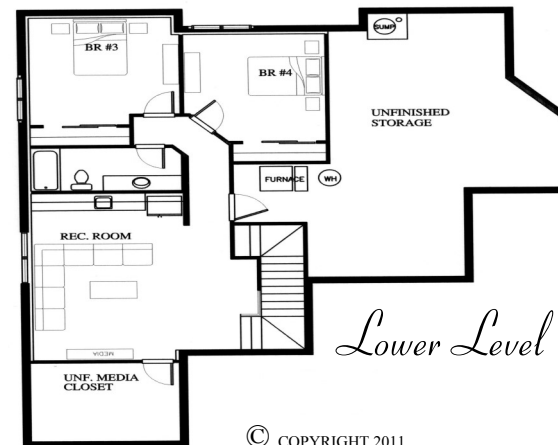
A FOLEY DEVELOPMENT

The Orvieto

By Steve Foley Construction Co. Inc.



Main Level



Lower Level

- ◆ 4 Bedroom
- ◆ 3 Bathroom
- ◆ 3 Car Garage
- ◆ Reverse 1.5 Story
- ◆ 2,539 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 ORVIETO

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 MAPLE HARDWOOD FLOORING IN KITCHEN, FAMILY ROOM, AND MAIN LEVEL HALLWAYS.
- STACKED STONE FIREPLACE WITH KNOTTY ALDER MANTEL AND CORBELS. DESIGNED WITH WIRE CHASE & POWER OUTLET FOR TV.
- LARGE WALK-IN PANTRY WITH BUILT-IN SPICE RACK.
- LARGE MUD-ROOM WITH BUILT IN BOOT BENCH, COAT RACK, AND MULTI-PURPOSE "DROP ZONE".
- 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 AND ENTRY, 3" CASING THRU-OUT, EXTENSIVE WINDOW TREATMENTS IN LIVING ROOM, KITCHEN, AND FRONT BEDROOM.
- WROUGHT IRON SPINDLES WITH MAPLE END-CAPS.
- LARGE WALK-IN SHOWER WITH DECORATIVE TILE ACCENT & SEAT.
- EXTENSIVE MASTER BEDROOM CLOSET WITH FLOOR TO CEILING SHELF SPACE.
- FINISHED LOWER LEVEL COMPLETE WITH 2 BEDROOMS & FULL BATH.
- OPTIONAL LOWER LEVEL BAR AREA WITH CLEAR ALDER CABINETS.
- CABLE AND PHONE OUTLETS IN EVERY BEDROOM.
- VAULTED CEILINGS IN MASTER BEDROOM, LIVING ROOM, & ENTRY.
- OIL RUBBED BRONZE DOOR HANDLES & BATH HARDWARE.
- UPGRADED CARPET THRU OUT.
- 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.
- EXTRA-LARGE 3RD CAR TANDEM 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 SUB-FLOORING 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 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.