

## 5431 Kansas Upgrades

2020 New carpet installed throughout guest bedrooms

2020 Power wash and paint touch ups on exterior

2019 master bathroom remodel including new frameless glass shower with subway tiles & accent niche, free standing soaker tub, new marble look floor tile, etc.

2019 kitchen hood vent replaced

2019 Badger 500 disposal installed in kitchen

2018 AC system replaced with 5 ton unit with collars with dampers for adjustment

2018 roof maintenance

2017 plantation shutters installed throughout home

2017 kitchen dishwasher replaced

2016 exterior landscaping remodel including fencing, synthetic turf, accent lighting, irrigation, vegetation, etc.

2016 hot water heater replacement with 6 year warranty on tank, parts and labor

2014 Ecobee smart thermostat installed

2014 closed circuit camera system installed

2013 surround sound theater system installed in living room

2013 hardwood flooring installed in master bedroom

2013 Quiet Rock installed in master bedroom for maximum noise insulation

**\$50k+ total in recent upgrades**

# 5431 Kansas Features

## Exterior

- Secluded location away from the street for optimal privacy and peace and quiet
- Lush tree lined views from the front of the home- it doesn't look directly into another property as many others do in the area
- Extra parking in front of the garage
- Covered entry with direct access to patio for parties or entertaining
- Fully fenced private yard with covered cobblestone patio, low maintenance synthetic turf grass, professional landscaping with towering trees, sprinklers and accent lighting

## First Floor

- Spacious foyer to greet guests- opens to attached two car garage and first floor bedroom
- First floor bedroom with French doors leading to the back yard
- First floor bedroom offers a spacious 5x6 walk in closet
- First floor en suite bathroom with granite vanity top & a walk-in shower for accessibility

## Second floor

- Second story living with exceptional views and natural light
- Extra thick crown molding throughout the second floor adds architectural intrigue and highlights the ceiling height
- Living room features a fireplace, built-ins and will come fully equipped with the television and speaker system
- Excellent layout with open concept living & dining for entertaining and the kitchen connected via a gorgeous butler's pantry with wet bar for serving food and drinks
- Gourmet island kitchen with 42" cabinetry, stainless steel appliances, granite counters, pendant lighting, pantry & plenty of space for seating
- Two spacious balconies- one off the kitchen ideal for grilling or enjoying a meal or drinks al fresco, and one off the living area ideal for entertaining and enjoying the tree lined views.
- Powder room on second floor for guests

## **Third Floor**

- Owner's suite and guest suite on the third floor allows flexibility in use through the years to suit the owner's needs
- Third floor laundry room allows owners to have easy access to their washer and dryer on the same level as their suite so they don't have to climb stairs
- Guest suite offers a ceiling fan, spacious 6x7 walk in closet and en-suite bathroom with a granite vanity top and combination tub/shower
- Ceiling fan, wood flooring & light filled views in owner's suite
- Quiet rock sheet rock installed at back wall of owner's suite for maximum noise insulation
- Split frame plantation shutters in owner's suite for maximum light adjustment and views
- Exceptionally remodeled spa-like en-suite bathroom features a frameless glass shower with subway tiles & mosaic niche, free-standing soaker tub, double vanity with granite top and expansive 12x14 walk in closet

## **Throughout**

- All bedrooms have en-suite bathrooms for privacy
- All bedrooms have ceiling fans for energy efficiency and custom temperature control
- Solid surface flooring throughout except for guest rooms which boast newly installed neutral toned carpet
- Plantation shutters throughout
- Recessed lighting throughout
- CCTV wired for added security should buyer wish to use and monitor this "pre-wired" camera system.
- Ecobee smart thermostat with wifi capability
- Adjustable HVAC dampers for each room
- All appliances included- washer, dryer, fridge & living room television and speakers convey along the CCTV pre-wiring convey with the property for ease of enjoyment by the new owners
- No HOA fees

## **Ages of Systems:**

Roof- 2005 with 2018 maintenance performed for optimal performance and longevity

AC- 2018 with 2020 inspection performed to confirm proper function (still under manufacturer's warranty)

Heater- 2005 with 2020 inspection, maintenance and --- replacement to confirm proper function

Hot water heater- 2016 (still under parts & labor warranty)

Kitchen appliances- 2005 with exception of dishwasher (2017), hood vent (2019), and garbage disposal (2019)

## **Insight on Electricity Bills and Energy Efficiency:**

Winter (1/30-2/28 2020): \$60.83 with Just Energy

Summer (6/28-7/30 2019): \$163.54 with Just Energy

## 5431 Kansas Accent Lighting



Accent lighting has been installed to illuminate the lush landscaping & pathway to the AC system. The illumination adds beautiful ambiance to the outdoor space during dusk and night time hours.

