

# AUGUSTA II

Bickimer Homes



4  
BEDS

4.5  
BATHS

3270  
SQ. FT.



1.5 STORY



1,950 SQFT  
MAIN LEVEL



UPPER LEVEL  
1,230 SQFT



Rachelle Moley (913) 433-4651  
Mike K. Perry P.C. (816) 210-4455

[CENTURYFARMSOP.COM](http://CENTURYFARMSOP.COM)  
[CenturyFarmsOP@gmail.com](mailto:CenturyFarmsOP@gmail.com)



## EXTERIOR

- Foundation: 9' Foundation Walls with Concrete Egress Window Well
- Roof: Limited Lifetime Warranty Roof
- Front: Stucco & Stone per Elevation with LP Smart Trim
- Sides and Rear: LP Smart Siding and Trim, 5/50 Limited Warranty
- Landscaping: Custom Design Allowance with Bluegrass Sod
- Doors: Insulated Garage Doors with Openers, Fiberglass Front Door
- Windows: Energy Efficient Low-E Windows
- Patio/Deck: Covered 12x20 Patio

## INTERIOR

### KITCHEN

- o Choice of Knotty Alder, Birch or Paint Grade Cabinets
- o Cabinets include Full Extension Drawer Guides, Pull-out Trash Can, and Spice Rack
- o Level 1 Granite
- o Granite Center Island
- o Walk-in Pantry
- o Under Cabinet Lighting
- o Stainless Steel Appliance Package
- o Custom Mixed Width or 4" White Oak Hardwood Floors

### BATHS & LAUNDRY

- o Large Laundry Room Conveniently located by Master Suite
- o Tile Floors in Laundry and all Baths
- o Cultured Marble Tops in all Baths
- o Tile on all Shower and Tub Walls in Secondary Baths
- o Every Bedroom has its own Private Bathroom
- o Jetted Tub in Master Bath

### GREAT ROOM

- o Tray Ceiling in Hearth Room
- o Direct Vent Fireplace
- o Custom Mixed Width or 4" White Oak Hardwood Floors

### ENERGY EFFICIENT FEATURES

- o Engineered for Maximum Energy Efficiency
- o Independently rated Resnet HERS Index Home
- o R-13 Wall Insulation with Grade 1 Verified Installation, R-49 Attic Insulation
- o 96% Lennox Furnace with Humidifier and 13 SEER AC
- o Energy Star Compliant Foam and Caulk Package

### OTHER FEATURES

- o Built-In Boot Bench
- o BONUS Loft Space
- o First Floor Study
- o Cat6 Wiring with Cable/Data Locations in All Bedrooms
- o 50 Gallon Water Heater and Ice Maker Water Line
- o Large Base and Casing throughout Main Floor
- o Paint: 3 Wall Colors (flat)/1 Enamel/ 1 Stain
- o Sump Pump
- o Bath Stub for future Basement Finish
- o Knockdown Ceilings Throughout (minus Garage)
- o Full Access to Design Center and Personal Decorator
- o In House Warranty Program

