

Bentley

GIANNI CUSTOM HOMES



4
BEDS

3
BATHS

2,429
SQ FT

Reverse 1.5

Main Level
1,484 SqFt

Lower Level
945 SqFt



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BROOKWOOD
FARMS

GIANNI CUSTOM HOMES, LLC.

Building Custom Homes in Johnson County since 1995

The Bentley – Brookwood Farms

Rev 1.5, 3 Bedroom, 3 Baths 2,196 Square Feet

STANDARD FEATURES

Interior

- Pre-Finish Hardwood Floors in Entry, Kitchen, Breakfast Area and back Hall
- Tile Kitchen Backsplash
- Custom Kitchen Cabinets with 42" Uppers and hidden hinges
- Smooth Top Range, Microwave and Dishwasher
- Large walk-in Pantry
- Ice maker line
- Boot bench off Garage
- 11' Ceiling in Entry and Living Room
- Knock Down ceilings
- Pre-wire for Ceiling Fan in Living Room / Master Bedroom
- Iron Spindles and End Caps
- Oil Rubbed door knobs and hinges
- 3-Cables and wire chase above fireplace
- Security System
- Pre-wire for Garage Door Openers
- Pre-Plumb for Radon
- Upper Laundry cabinet with hanging
- Laundry connects to Master
- Large Master walk-in closet
- Box up ceiling in Master Bedroom
- Master walk-in shower
- Vaulted ceiling in Master Bath
- Tile in Master Shower
- Double bowl Vanity in Master Bath

Exterior

- Stone and Stucco Front Elevation
- 11'-6"x12'-0" Concrete Patio
- 3 Car Garage
- Sump Pump
- Fully Sodded Yard with Blue Grass (9,000Ssqft Lot)

Energy Saving & Low Maintenance

Features

- Vinyl Low-E Glass Windows
- R-38 Attic Insulation
- Whole House Wrap
- Foam and Caulk Insulation Package
- Lennox 80% Gas Furnace
- Lennox 13 Seer Air Conditioner
- LP Smart Siding and Trim
- Direct Vent Fireplace
- 30 Year Timberline Style Roof
- Humidifier
- Programable Thermostat

Allowances

- | | |
|--------------------------|------------|
| ➤ Appliances | \$1,050.00 |
| ➤ Light Fixtures | \$1,200.00 |
| ➤ Carpet per square foot | \$1.78 |
| ➤ Vinyl per square foot | \$4.00 |
| ➤ Tile Per square foot | \$2.00 |
| ➤ Landscape | \$1,000.00 |

"NOTE: City and Neighborhood requirements may change Base Price"

Gianni Custom Homes, LLC. Joe@giannihomes.com

www.giannihomes.com

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