

Marietta

DUSSELIER AND MARKS HOMES



4
BEDS

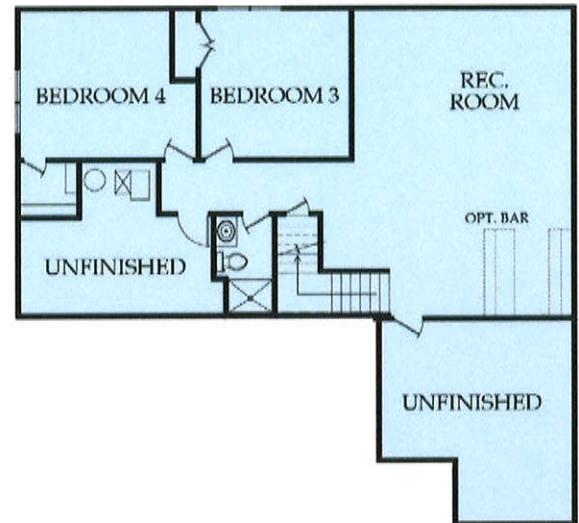
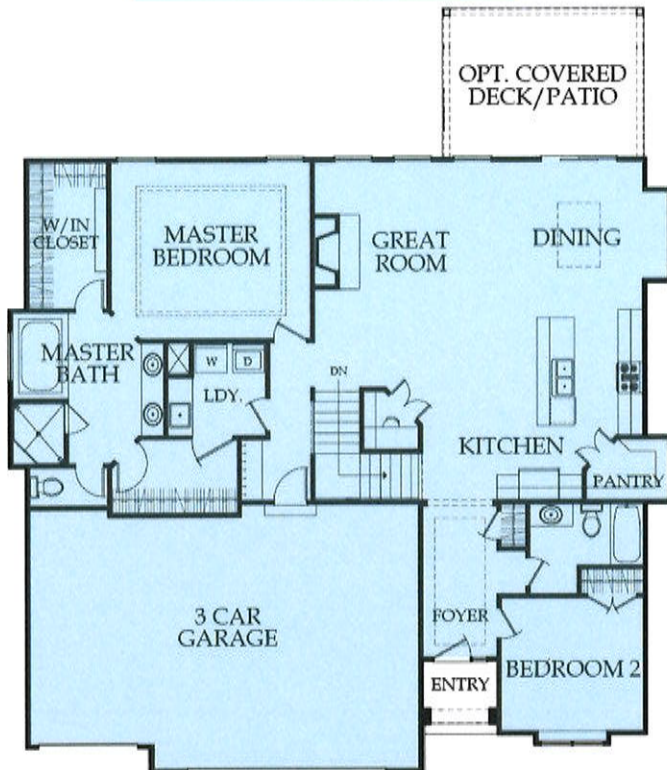
3
BATHS

2,841
SQ FT

Reverse 1.5

Main Level
1,759 SqFt

Lower Level
1,082 SqFt



SUSAN HEENAN
(913) 302-7329
SusanHeenan@reecenichols.com

DEBBIE ERSKINE
(913)620-0966
Derskine@reecenichols.com

 **ReeceNichols**
REAL ESTATE
913-339-6800

BROOKWOOD
FARMS

Dusselier and Marks

Building Homes for Families with a Personal Touch

The Marietta – Brookwood Farms

Rev 1.5, 4 Bedrooms, 3 Baths, 2,855 square feet

Interior

- Arched entry vault with light ledge
- Ten-foot ceilings in kitchen/dining with vaulted living
- Main level living with open floor plan
- Arched openings at entry and staircase
- Hardwood floors in kitchen, dining, and garage hall
- Walk-in pantry with window
- Custom kitchen cabinets 42" uppers and hidden hinges
- Ice maker line
- Stainless steel appliances with gas cook top
- Pocket office
- Boot bench off garage entry
- Laundry room connects to master closet
- Laundry room upper cabinet and hanging bar
- Wrought iron spindles
- Vaulted master bedroom ceiling
- Tile floors in master and hall baths
- Ceramic tile walk-in shower in master bath
- Master shower with two shower heads
- 42" x 72" soaker tub in master bath
- His and Her master walk-in closets
- Six cable and/or phone outlets
- Pre-wire for ceilings fans in master bedroom and living
- Extensive trim detail
- Passive radon vent

Exterior

- 3-car garage
- Stone and stucco front elevation
- Fiberglass front door
- 12 x 14 concrete patio on flat lot
- Fully sodded yard up to 10,000' lot
- Sump pump
- Pre-wire for garage door openers
- Metal insulated garage doors
- Two electrical and two water spigots

Energy-Saving & Low-Maintenance Features

- Vinyl thermopane low-e glass windows
- R38 attic insulation
- Anti-air infiltration whole house wrap
- Foam and caulk insulation package
- Lennox 80% Forced Air Gas Furnace
- Lennox 13 Seer Air Conditioner
- Whole-house humidifier
- LP Smart Trim and Smart Siding
- 30-year roof
- Gas fireplace

Allowances

- | | |
|----------------------------|------------|
| • Appliances | \$2,992.00 |
| • Light fixtures | \$1,200.00 |
| • Landscape | \$1,000.00 |
| • Carpet (per square yard) | \$14.50 |
| • Tile (per tile) | \$2.00 |

*****City and neighborhood requirements may change base price*****

Dusselier & Marks Homes, Inc., our objective is to make you a satisfied customer. We are committed to creating a home of superior quality and responding to your individual needs. To meet our objective,

Dusselier & Marks Homes, Inc., provides the following services to each and every homebuyer:

- *We are easily accessible and maintain open lines of communication with every homebuyer.*
- *We personally supervise every step of the construction process.*
- *We include quality materials and superior features as standard items.*
- *We use only experienced, quality-conscious subcontractors.*
- *We provide every homeowner with a one-year written warranty provided by a warranty service company.*