



The Ellenbrook

REVERSE 1.5 STORY • 4 BDRM • 2,900 SQ. FT. • 4 BATH • 3 CAR GARAGE

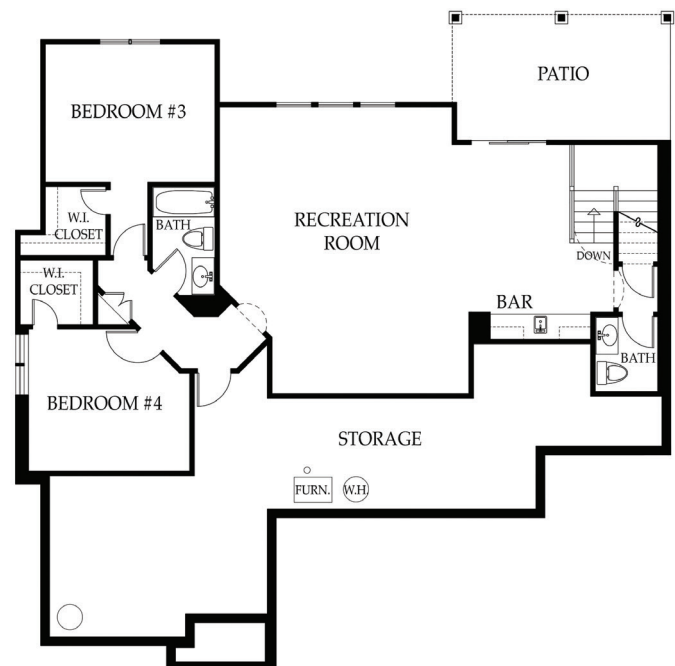
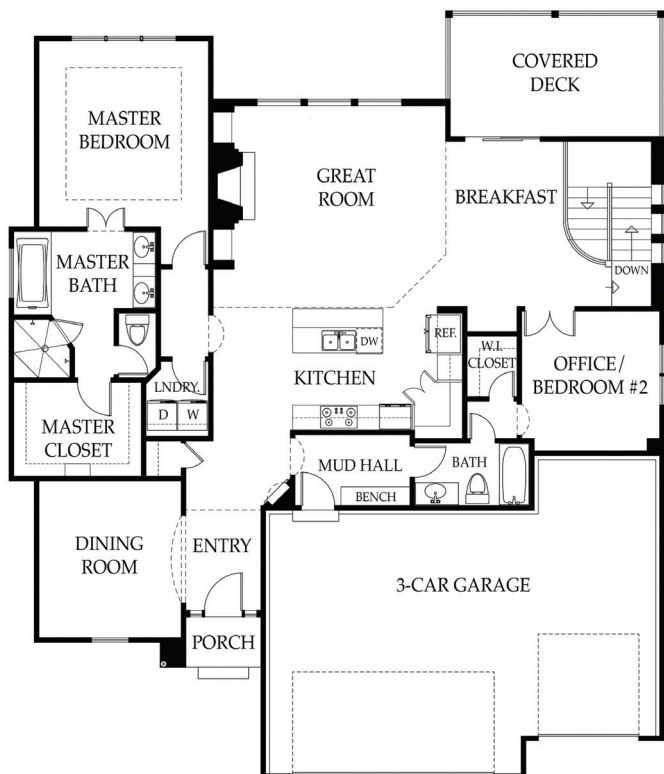
FOR MORE INFORMATION, CONTACT:

BRAD CHANEY

816-507-3149 • BRAD@SABHOMES.COM

MAIN LEVEL: 1,800 SQ. FT.

LOWER LEVEL: 1,100 SQ. FT.



200 NW COMMERCE COURT
LEE'S SUMMIT, MISSOURI 64086
PHONE: 816-507-3149



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Includes:

- Granite countertops throughout
- Undercabinet lighting w/concealed outlets
- Bull-nose corners on all walls
- Main floor master suite
- Formal dining room
- Walk-in pantry
- Covered deck
- Spacious lower level with wet bar
- Spacious tiled walk-in shower
- Double vanities in master
- 50 gallon hot water heater
- Energy efficient heat pump
- Zoned damper for improved efficiency



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More upgrades included WITH SAB HOMES

- Granite counter tops in kitchen and all bathrooms
- Ceramic tile in all bathrooms & laundry room
- Additional bathrooms have tiled walls in both showers and tub/shower. No fiberglass tub or shower units!
- Covered patio or deck on most plans (plan specific)
- 8 lb. carpet padding throughout
- Upgraded carpet allowances for more comfortable carpet
- Eggshell paint on walls in bathrooms
- Outdoor heat pump or AC unit mounting bracket
- Sump pump battery backup on all finished basements (except walk-out lots, which have natural drainage)
- Large base trim on main floor open areas
- Full extension cabinet drawer glides
- Pull out double trash can recycling center (plan specific)

Energy-efficient STANDARD EQUIPMENT

- MERV-16 High Efficiency Media Furnace Filter (up to 95% efficiency in removing dust and mold spores)
- Low-E double panel vinyl windows
- Programmable thermostat
- Framing techniques to allow for properly insulated corners and vaulted ceilings
- Taped and sealed heating and cooling supply duct system
- All exterior walls sealed to foundation/subfloor using glue and caulk
- Direct vent sealed gas fireplace
- Tyvek or equivalent exterior house wrap to prevent air and water infiltration
- All exterior windows/doors sealed around framing using insulated spray foam

Building upon value, integrity and ingenuity
SAB CONSTRUCTION BY SCOTT BAMESBERGER

