



# The Tarrington

1½-STORY

5 BDRM • 3,610 SQ. FT. • 4 BATH • 3 CAR GARAGE

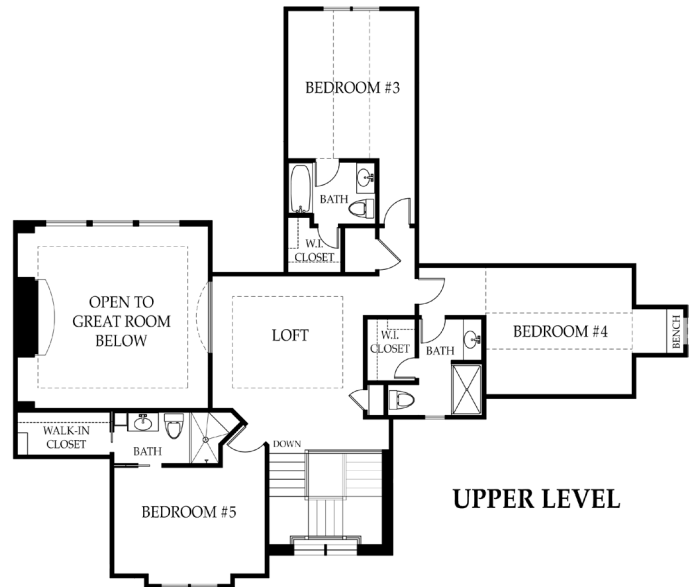
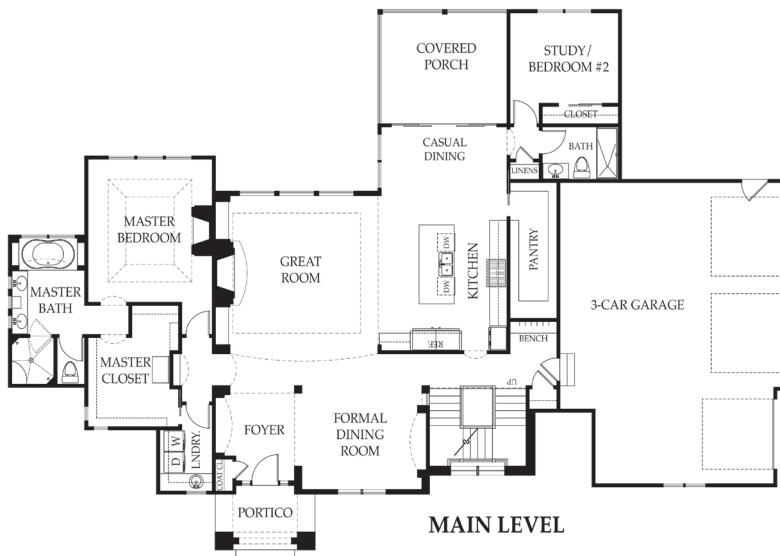
FOR MORE INFORMATION, CONTACT:

RITA BAMESBERGER  
816-507-3169

GARY SMITH  
816-769-1492

MAIN LEVEL: 2,250 SQ. FT.

LOWER LEVEL: 1,360 SQ. FT.



REECE & NICHOLS LEE'S SUMMIT  
5000 NE LAKEWOOD WAY, LEE'S SUMMIT, MO 64064  
REECE & NICHOLS MAIN OFFICE: 816.373.9292



# The Torrington

## Includes:

- Granite & Quartz 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
- Loft space
- Upper and Lower Laundry
- Spacious tiled walk-in shower
- All bedrooms have private bathrooms
- 50 gallon hot water heater
- Energy efficient heating & cooling



15520 STEARNS STREET,  
OVERLAND PARK, KS

OFFERED AT \$ \_\_\_\_\_

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## More upgrades included WITH SAB HOMES

- Granite/quartz 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

