



Gardner, Kansas



AUSTIN RESERVE

Low \$300,000's

Single-Family Home

- 4 Bedrooms
- Close to city pool
- 2.5 Bathrooms
- Future city park
- Gardner-Edgerton Schools

DRIEB HOMES
INC
RELIABILITY. QUALITY. INTEGRITY



Marti Lilja 913-709-1415
Lindsay Billinger 913-620-2548



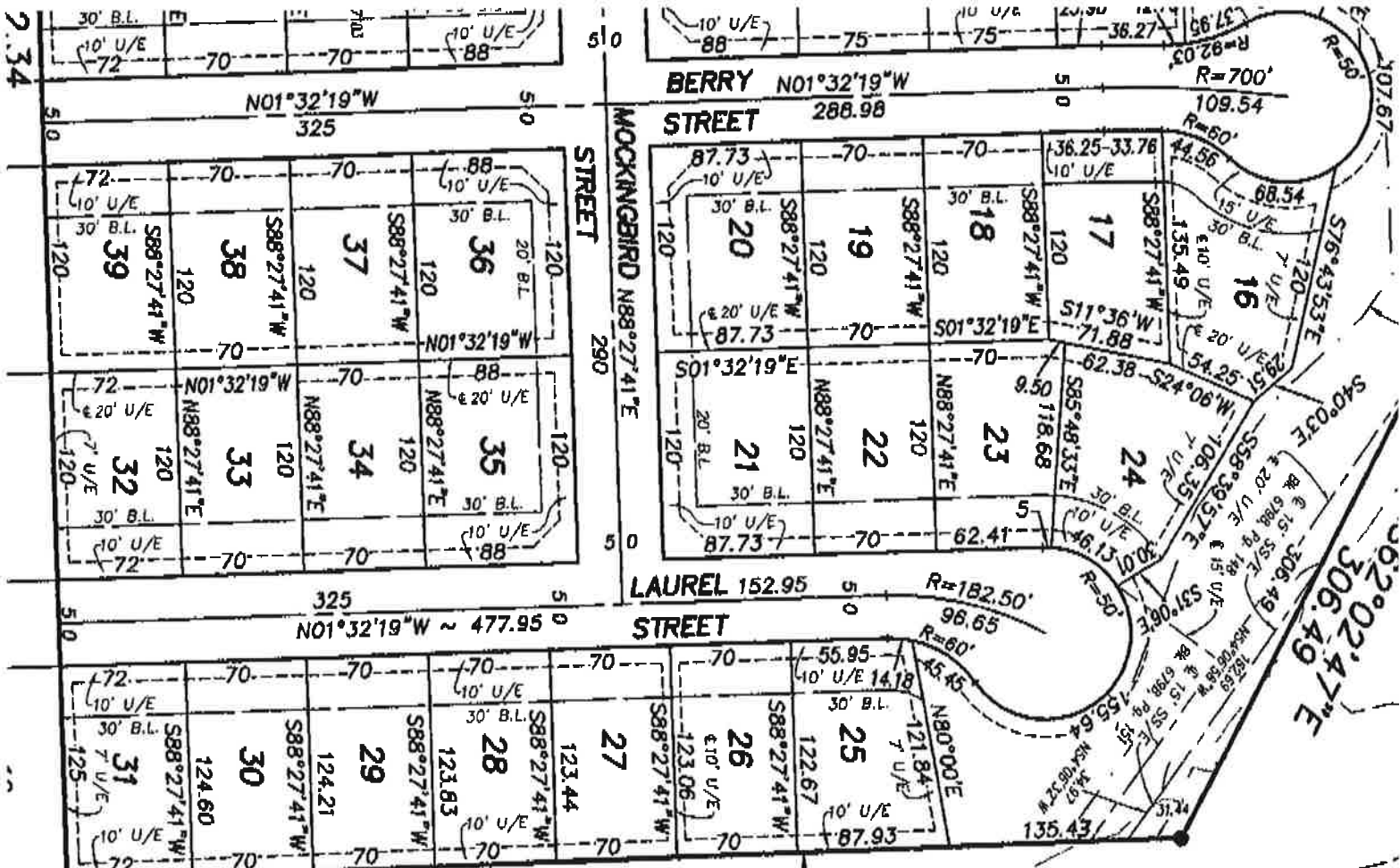
7070 Renner Road
Shawnee, KS 66217

www.liljateam.com

7/13/2018

AUSTIN RESERVE - COMMUNITY INFO

LOT #	ADDRESS	SQ. FT. LOT	PLAN NAME	Features	PRICE
21	710 Laurel	10527	Sydney II	Corner lot, Cul de sac	\$307,950
23	730 Laurel	8804	Harlow 1	Cul de sac, towards back	TBD
24	740 Laurel	10605	Greenview II	Cul de sac end of street	\$333,000
26	725 Laurel	8600	Harlow 1	Treed	TBD
27	715 Laurel	8627	Sydney II	Treed	TBD
28	705 Laurel	8654	Harlow 1	Treed	\$341,950
35	700 Laurel	10560	Greenview II	Corner Lot	\$323,950



645.36
 S01°51'16"E
 E. LINE WEST 60 ACRES
 NW 1/4, SEC. 23, T14S, R22E

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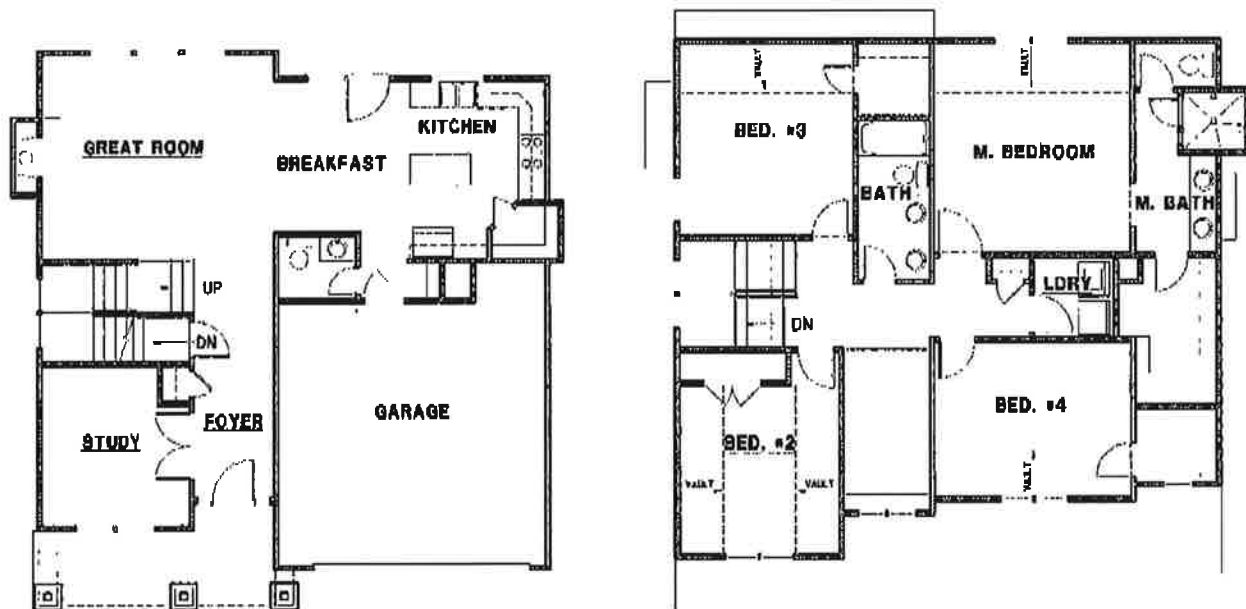
APPROVED by
 on this _____

By _____
 STEPHEN J.

PRIEB HOMES INC



The Sydney II



AUSTIN RESERVE

I-35 South to first Gardner exit, head West to Center Street,
North to Madison, West to Waverly, North approximately
Half a mile to the Austin Reserve Entrance.

www.PriebHomes.com

Austin Reserve

The Sydney II



Exterior Standard Features

Electrical Outlets – 2
 Foundation Walls – 8'
 Garage – 3 Car and Pre-Wired for Openers
 Lap Front with Smart Trim and Siding
 Low E Double Pane Silverline Windows
 10x10 Patio
 Roof – 30 Year Composite
 Sod Lot (Up to 12,000 Sq. Ft.)
 Water Spigots – 2

Interior Standard Features

Alder Shaker Style Custom Cabinets with hidden hinges and oversized crown molding
 Appliances include Stainless Steel microwave, dishwasher and range/oven
 Blueprint Structurally Certified by Licensed Engineer
 Boot Bench off Garage entry
 Cable or Phone Outlets – 4
 Carpet – Generous allowance includes Standard Frieze Carpet with iron spindles
 Energy Audit Inspected by HERS Rater for 5 Star Rating
 Fireplace with Direct Vent and extensive wood trim
 Foam and caulk air seal package
 Granite Countertops in Kitchen with upgraded Kitchen plumbing faucet and tile back splash
 Great Room is spacious with a trim package throughout
 Hardwood Floors of variable width in Entry, Kitchen, Breakfast Room, Main Floor Half Bath and Mud Room
 Hot Water Tank – 50 gallon
 In-House Prieb Homes Warranty Program
 Insulated Garage Doors and whole house wrap
 Lighting allowance includes ceiling fans in Master Bedroom and Great Room
 Master Closet is large with ample shelving
 Pantry – Walk-in with generous storage shelving
 Sump Pump with drain tile system
 Tile Floors in all Bathrooms and Laundry Room
 Vanity in Main Floor Half Bath and Master Bath are raised
 Vanity Tops installed with upgraded marble
 Vaulted Ceilings in all second level Bedrooms

Available Upgrades – Exterior & Interior

Add Egress Window	\$950
Additional Paint Colors	\$200/Room
Additional Patio (Per Sq. Ft.)	\$9.50
Berber Carpet on Stairs	\$950
Can Light	\$95
Covered Outdoor Patio	\$3,500
Deck-Even Numbers (Per Sq. Ft.)	\$36
Stairs off deck	\$3,250
Electrical Outlet	\$95
Electrical Under Cab Lights (Pre Sheetrock)	\$995
Extra Outlets (Pre Sheetrock)	\$95
Fence Allowance	Lot Specific
Finished Basement (Per Sq. Ft.)	\$36
¾ bath	\$4,500
Bedroom	\$5,000
Finished stairs	\$2,850
9' Foundation Walls	\$4,500
Garage Door Opener (Per Door)	\$595
Gas Line for Cook Top	\$950
Gas Stove Allowance	\$500
Granite Vanity Tops for Half Bath	Per Bid
Granite Vanity Tops for Master Bath	Per Bid
Granite Vanity Tops for Secondary Baths	Per Bid
Hardwoods in Dining Room	\$1,850
Hardwoods in Great Room	\$3,250
HDMI Outlet (Pre Sheetrock)	\$150
Humidifier	\$600
Increase Height of Master Vanity	\$400 INCL
Insulate Garage Walls and Ceilings	\$850
Key Pad	\$150
Laundry Room Tile	\$700 INCL
Operable Window (Pre Sheetrock)	\$475
Pre-Plumbed Vent Pipe Mitigation	\$600
Side Car Garage	\$4,500
Sprinkler System	\$3,800
Stub for Basement (Post Foundation)	\$1,950
Stub for Basement (Pre Foundation)	\$950
Stucco Front Elevation	\$4,950
Wiring for Ceiling Fan	\$175

Standard Allowance

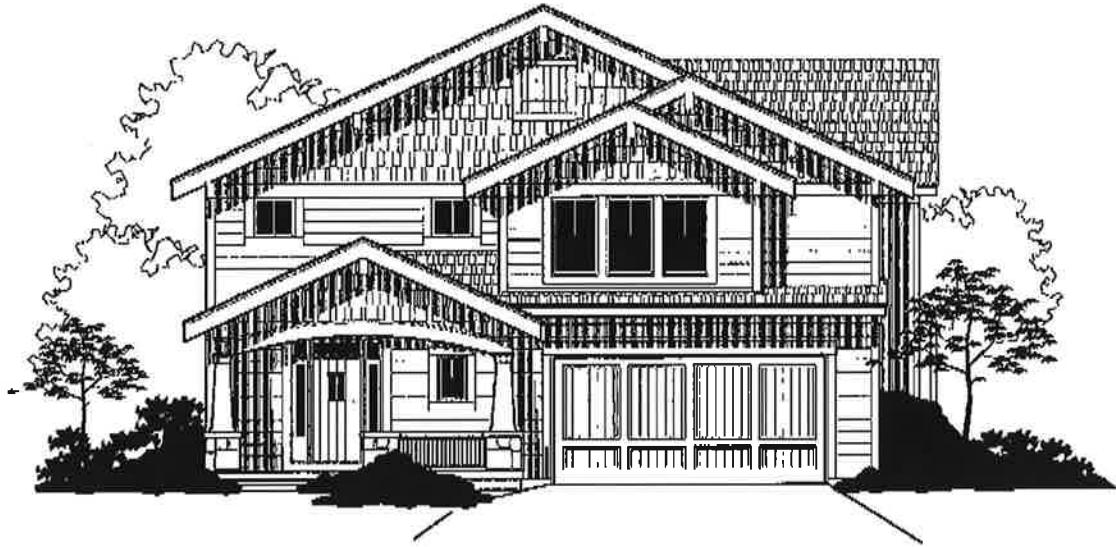
Carpet:	\$11.55 per Square Yard
Tile:	\$8.75 per Square Foot

*Actual home may vary from elevation and floor plan shown. All information deemed reliable but not guaranteed.
 Prices and features may change without notice.

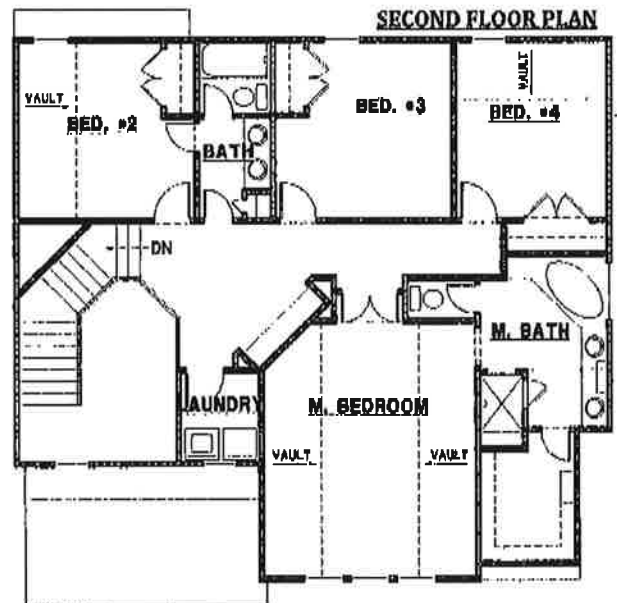
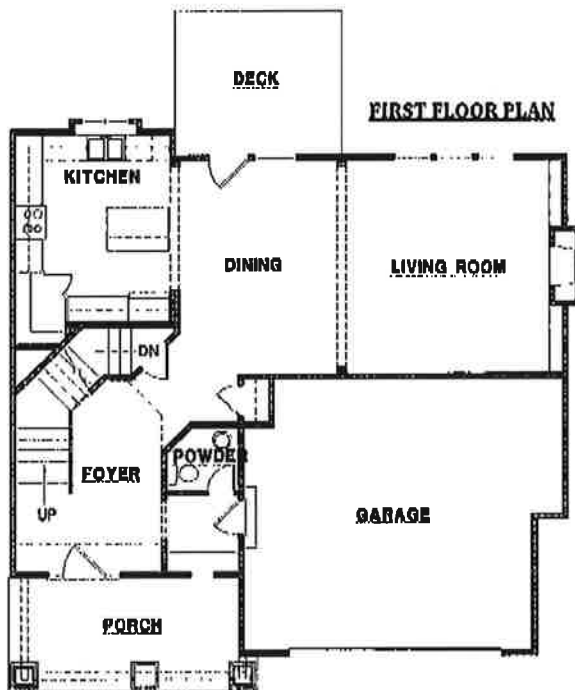
* Trim Packages are subject to change depending on the designer's choice of finishes.

PRIEB HOMES

INC



The Greenview II



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AUSTIN RESERVE

The Greenview II



Exterior Standard Features

Electrical Outlets – 2
 Foundation Walls – 8'
 Garage – 3 Car and Pre-Wired for Openers
 Lap Front with Smart Trim and Siding
 Low E Double Pane Silverline Windows
 10x10 Patio
 Roof – 30 Year Composite
 Sod Lot (Up to 12,000 Sq. Ft.)
 Water Spigots – 2

Interior Standard Features

Alder Shaker Style Custom Cabinets
 hidden hinges and oversized crown molding
 Appliances include Stainless Steel microwave, dishwasher and
 range/oven
 Blueprint Structurally Certified by Licensed Engineer
 Cable or Phone Outlets – 4
 Carpet – Generous allowance includes Standard Frieze Carpet
 with iron spindles
 Energy Audit Inspected by HERS Rater for 5 Star Rating
 Fireplace with Direct Vent and extensive wood trim
 Foam and caulk air seal package
 Granite Countertops in Kitchen with upgraded Kitchen plumbing
 faucet and tile back splash
 Great Room is spacious with a trim package throughout
 Hall Bathroom features double vanities
 Hardwood Floors in Entry, Kitchen, Breakfast
 Room, Main Floor Half Bath and Mud Room
 Hot Water Tank – 50 gallon
 In-House Prieb Homes Warranty Program
 Insulated Garage Doors and whole house wrap
 Lighting allowance includes ceiling fans in Master Bedroom and
 Great Room
 Master Closet is large with ample shelving
 Pantry – Walk-in with generous storage shelving
 Sump Pump with drain tile system
 Tile Floors in all Bathrooms and Laundry Room
 Vanity in Main Floor Half Bath and Master Bath are raised
 Vanity Tops installed with upgraded marble
 Vaulted Ceilings in all second level Bedrooms

Available Upgrades – Exterior & Interior

Add Egress Window	\$950
Additional Paint Colors	\$200/Room
Additional Patio (Per Sq. Ft.)	\$9.50
Berber Carpet on Stairs	\$950
Can Light	\$95
Covered Outdoor Patio	\$3,500
Deck-Even Numbers (Per Sq. Ft.)	\$36
Steps off deck	\$3,250
Electrical Outlet	\$95
Electrical Under Cab Lights (Pre Sheetrock)	\$995
Extra Outlets (Pre Sheetrock)	\$95
Fence Allowance	Lot Specific
Finished Basement (Per Sq. Ft.)	\$36
3/4 bath	\$4,500
Finished stairs	\$2,850
Bedroom	\$5,000
9' Foundation Walls	\$4,500
Garage Door Opener (Per Door)	\$595
Gas Line for Cook Top	\$950
Gas Stove Allowance	\$500
Granite Vanity Tops for Half Bath	Per Bid
Granite Vanity Tops for Master Bath	Per Bid
Granite Vanity Tops for Secondary Baths	Per Bid
Hardwoods in Dining Room	\$1,850
Hardwoods in Great Room	\$3,250
HDMI Outlet (Pre Sheetrock)	\$150
Humidifier	\$600
Increase Height of Master Vanity	\$400 INCL
Insulate Garage Walls and Ceilings	\$850
Key Pad	\$150
Laundry Room Tile	\$700 INCL
Operable Window (Pre Sheetrock)	\$475
Pre-Plumbed Vent Pipe Mitigation	\$600
Side Car Garage	\$4,500
Sprinkler System	\$3,800
Stub for Basement (Post Foundation)	\$1,950
Stub for Basement (Pre Foundation)	\$950
Stucco Front Elevation	\$4,950
Wiring for Ceiling Fan	\$175

Standard Allowance

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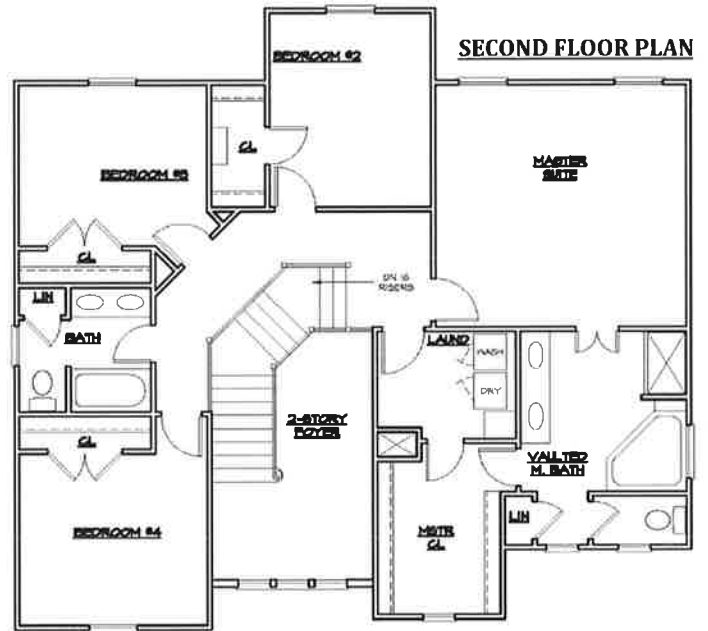
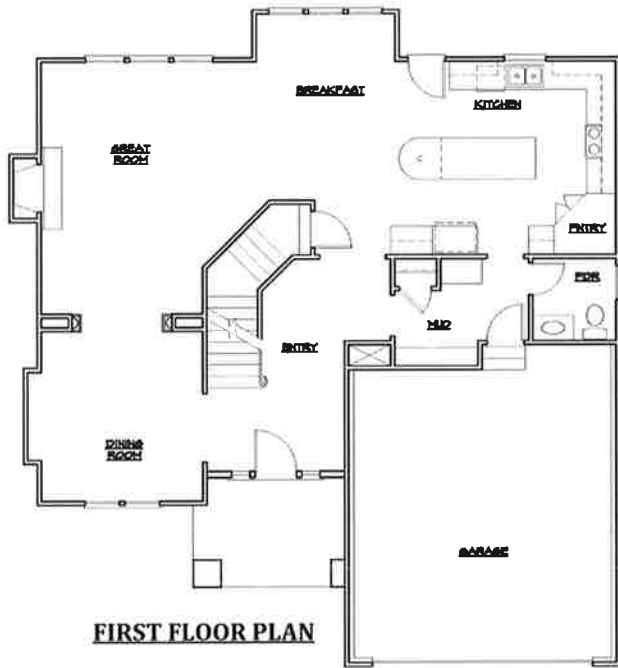


TRADITIONAL ELEVATION



CRAFTSMAN ELEVATION

The Harlow



AUSTIN RESERVE

www.PriebHomes.com

Austin Reserve

The Harlow

Proudly Built by Prieb Homes

Exterior Standard Features

Sodded Lot (Up to 12,000 Sq. Ft.)
 3 Car Garage
 10 x 10 Patio
 Pre-Wire for Garage Door Openers
 30 Year Composite Roof
 Lap Front with Smart Trim and Siding
 2 Exterior Electrical Outlets
 2 Water Spigots
 Low E Double Pane Silverline Windows
 8' Foundation Walls

Interior Standard Features

Granite Countertops in Kitchen with Upgraded
 Kitchen Plumbing Faucet and Tile Back Splash
 Hardwoods Floors in Entry, Kitchen,
 Breakfast Room, Half Bath & Mudroom
 Generous Carpet Allowance Includes
 Standard Frieze Carpet with Iron Spindles
 Alder Custom Cabinets Hidden Hinges & Oversized
 Crown Molding
 Stainless Steel Appliances to Include a Microwave,
 Dishwasher, And a Smooth Top Range/Oven
 Walk-in Pantry with Generous Storage Shelves
 Fireplace (Direct Vent) with Extensive Wood
 Trim and Tile
 Spacious Great Room & Trim Package Throughout
 Large Mud Room with Boot Bench including
 Charging Station and Entry Closet
 Decorative Raised and Stained Vanity in First
 Floor Bath and Master Bath
 Synthetic Marble Vanity Tops
 Jetted Master Tub w/Tile
 Large Master Bathroom Fully Tiled Walk In
 Shower with Shower Door and Linen Closet
 Tile Floors in all Second Floor Bathrooms and
 Laundry Room (Hardwood in First Floor Bath)
 Oversized Laundry Room with Access to Master
 And Hallway
 Larger Master Closet with Ample Shelving
 Generous Light Allowance Includes Ceiling
 Fans in Master Bedroom and Great Room
 Vaulted Ceilings in all Second Level Bedrooms
 4 Phone or Cable Outlets
 50 Gallon Hot Water Tanks
 Whole House Wrap & Insulated Garage Doors
 Sump Pump with Drain Tile System
 Foam & Caulk Air Seal Package
 Blueprint Structurally Certified by Licensed Engineer
 Energy Audit Inspected by HERS Rater for 5 Star Rating
 In-House Prieb Homes Warranty Program

Upgrades Available

Humidifier	\$600
Side Car Garage	\$4500
Hardwoods in Dining Room	\$1,850
Hardwoods in Great Room	\$3,250
Berber Carpet on all Stairs	\$950
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Bedroom	\$5,000
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Stub for Basement (Pre Foundation)	\$950
Stub for Basement (Post Foundation)	\$1950
9' Foundation Walls	\$4,500
Add Egress Window	\$950
Operable Window (Pre Sheetrock)	\$475
Gas Line for Cook Top	\$950
Gas Stove Allowance	\$500
Pre-Plumbed Vent Pipe Mitigation	\$600
Additional Deck-Even Numbers (Per Sq.Ft.)	\$36
Stairs off deck	\$3,250
Additional Patio (Per Sq.Ft.)	\$9.50
Covered Outdoor Patio 14' x 14'	\$7,500
HDMI Outlet (Pre Sheetrock)	\$150
Extra Outlets (Pre Sheetrock)	\$95
Electrical Under Cab Lights (Pre Sheetrock)	\$995
Wiring for Ceiling Fan	\$175
Electrical Outlet	\$95
Granite Vanity Tops for Secondary Baths	Per Bid
Granite Vanity for Half Bath	Per Bid
Granite Vanity for Master	Per Bid
Increase Height of Master Vanity	\$400 Incl
Insulate Garage Walls and Ceilings	\$850
Additional Paint Colors	\$200/Room
Upgrade ORB Plumbing Fixtures (Approx)	\$30/Fixture
Laundry Room Tile	\$700 Incl
Sprinkler System Allowance	\$3,800+
Stucco Front Elevation	\$4,950
Key Pad	\$150
Garage Door Opener (Per Door)	\$595
Fence Allowance	Lot Specific
Can Light	\$95

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