



VILLA FLOOR PLAN
&
PRICING GUIDE



**SYLER
CONSTRUCTION**

816.650.5519 Sylerconstruction.com

A growing trend in the Kansas City Metro area in recent years is maintenance provided villa living. If you're not familiar with the term, it simply means homeowners can enjoy living in their own homes without many of the responsibilities some don't have time for or would prefer to have someone else take care of. Not everyone enjoys mowing the lawn, shoveling snow in the winter, or watering the flower beds during spring and summer seasons!

The fact is, buyers have varying lifestyles and needs whether they're 22 years old or part of the "baby boomer" generation. Young families who are just starting out often prefer smaller homes without sacrificing quality, design, and curb appeal, while young professionals who are career-oriented just don't have the time for a lot of up-keep or maintenance. This relatively new way of living helps the homeowner in different ways that are most suitable for their needs.

The Meadows at Greenfield is where you will find maintenance provided villa living in Kearney, MO which is just a stone's throw away from downtown Kansas City. Syler Construction is proud to offer an alternative way of living for those who desire this distinctive home life.

With 1,400 to 1,600 square feet of living space, depending on which of the three plans you choose, buyers can enjoy zero entry garages, 3-foot wide doorways throughout the main level, lake and prairie views, an optional finished basement, and more. Starting in the lower \$300K range, maintenance provided villas make it possible for buyers, regardless of age, to enjoy all of the benefits of owning a home with none of the hassle. Quality workmanship and attention to detail ensure you will enjoy the home you are coming home to. This is a home that you will appreciate more and more as each year passes because you won't have to deal with maintenance issues as most homeowners do.

Today, millennials, young families, empty-nester's and baby boomers are all looking for a simpler lifestyle that makes it possible to enjoy gorgeous homes and amenities without the time, effort, and hassles of up-keep. At The Meadows of Greenfield, what you experience is exceptional living and complete freedom, an enhanced lifestyle that simply makes living in a beautiful, upscale community easier and stress-free.



To learn more, we invite you to contact The Clemons Home Team, today at 816-410-7676.

Villa Standard Features:

Items with ** are above builder-grade standards

HOA includes:

- \$175 per month / paid quarterly
- Lawn and snow removal
- Lawn Sprinkler System with exterior water paid for.

Warranty:

- One year limited warranty
- Punch-list done at 60 day and 1 year

Exterior:

- Cultured stone design per plan
- Smart trim on fascia per plan
- 12" smart soffit with cut in vents
- Windows come in white vinyl, with grills on the front of the house only, low e glass, and screens. Window type varies per plan
- Window well per plan
- 8 foot tall basement walls

Exterior Items above builder-grade standards

- Stucco on all sides of the home
- Zero entry into the front door and garage
- All 3'-0" wide pass-thru doors on main level
- 3'-0" door on side of garage to the exterior
- Lifetime architectural shingle over 15 pound felt, metal valley, and drip edge **
- Seamless, color matched gutters that include 2x3 downspouts with buried downspout extensions 5 feet away from the foundation **
- Garage door is 8 foot tall: includes opener & keypad**
- \$1,500 landscape allowance **
- Decks are of treated material, cedar rails, and black metal spindles **
- Bottom of deck includes screen-for future screened in deck purposes **
- All foundations types included at no added cost** (daylight/walkout/full dig)

Interior trim:

- Custom ceiling details, varies per plan
- Crown molding in box vaults per plan
- Custom wood mantle over fireplace
- Door hardware in Satin Nickel finish, Handle-set on front door, & levers throughout the rest of the home

Interior Trim Items above builder-grade standards

- Crown headers over Great Room Windows **
- Casing around all doors & windows
- Decorative metal spindles on interior staircase

Mechanical, plumbing, and lighting

- 1/3 HP Air switch for garbage disposal
- 2 exterior hose bibs
- Peerless plumbing included in Satin Nickel finish
- U/M 50/50 stainless steel sink in kitchen
- Rectangular vanity sinks

- PEX plumbing supply lines
- 200 AMP electrical services
- TV outlet included in 3 areas
- Ceiling fan in great room, master, and covered deck-if applicable, however all secondary rooms are pre-wired for future ceiling fans
- All other lighting is budgeted per plan
- 14 SEER Lennox equipment
- Digital Thermostat

Mechanical, plumbing, & lighting above builder-grade standards

- 50 gallon power shot water heater
- Humidifier **
- An outlet in the garage and pantry **
- Sump pump on all plans **
- Radon ventilation through roof **
- Basement stubbed for future full bath/bar if basement not finished **
- 96% efficient gas furnace **

Cabinets, flooring, countertops

- 36" upper kitchen/laundry cabinets
- Mudroom bench-varies per plan
- ORB, Satin Nickel, or Chrome hardware
- Granite or quartz tops in kitchen & master bath
- Granite or quartz top in basement bar (if applicable)
- Cultured marble tops in secondary baths
- Tile backsplash in kitchen and basement bar (if applicable)
- Tile floors in all bathrooms & laundry floor
- Tile floor at basement bar (if applicable)
- Tile walls in master bath with a cultured marble floor
- Other secondary showers are units
- Carpet in bedrooms & bedroom closets
- Upgraded carpet design included on stairs
- Rustic Red Oak random length/width hardwood floors on main level (placement varies per plan)
- Matte finish paint on walls, Enamel on trim/doors

Cabinets, flooring, & countertops above builder-grade standards

- Stainless GE appliances in kitchen-30" electric range with OTR microwave above, & stainless dishwasher
- Double trash pullout in kitchen **
- Full extension glides throughout **



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all items subject to change at any time



Villa Elevations



Lynn



Nicole

Additional
\$3,500



Eileen

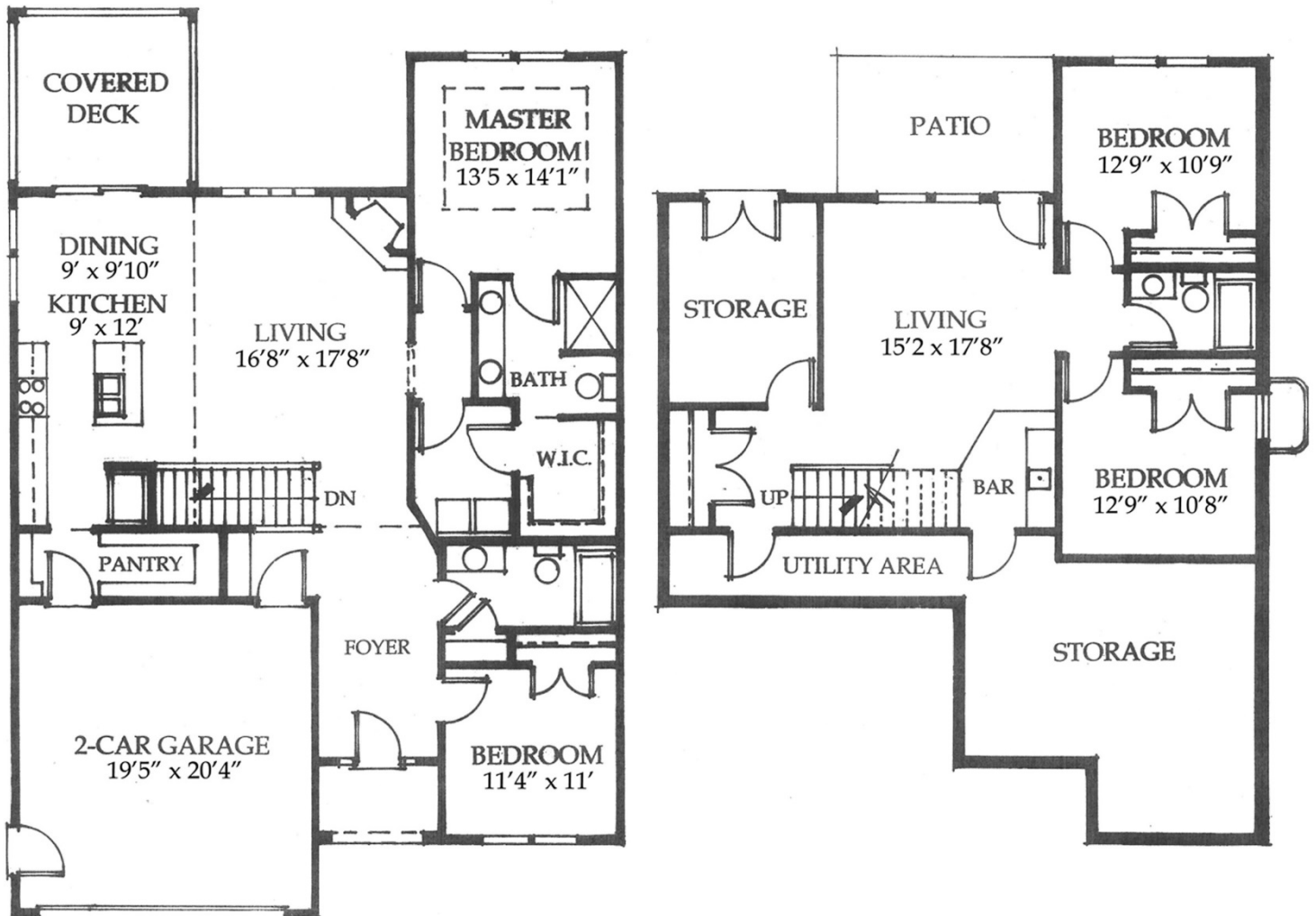
Additional
\$6,000



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Villa Floor Plan

Plan A



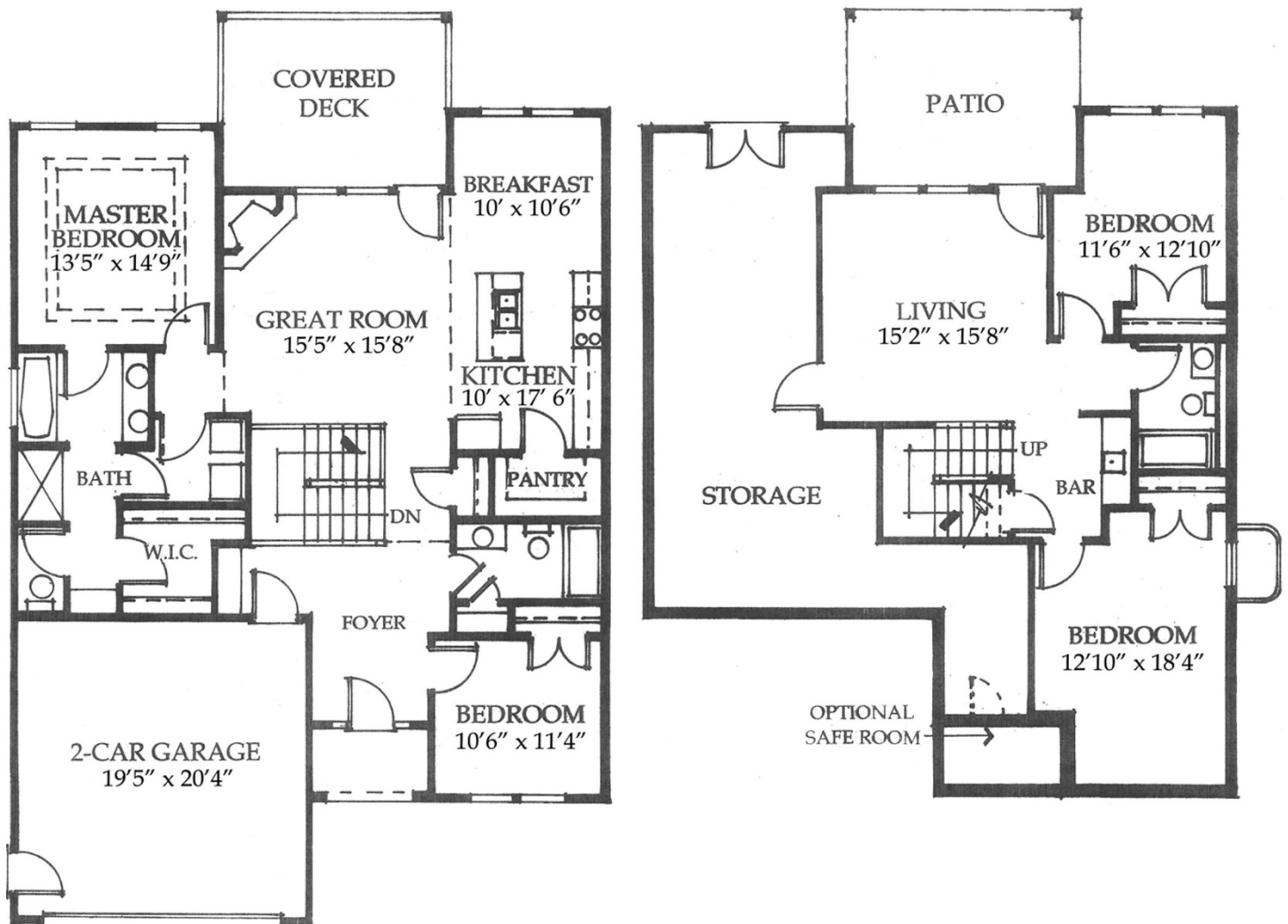
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Dimensions are approximate
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Villa Floor Plan

Plan B



Additional \$5,000



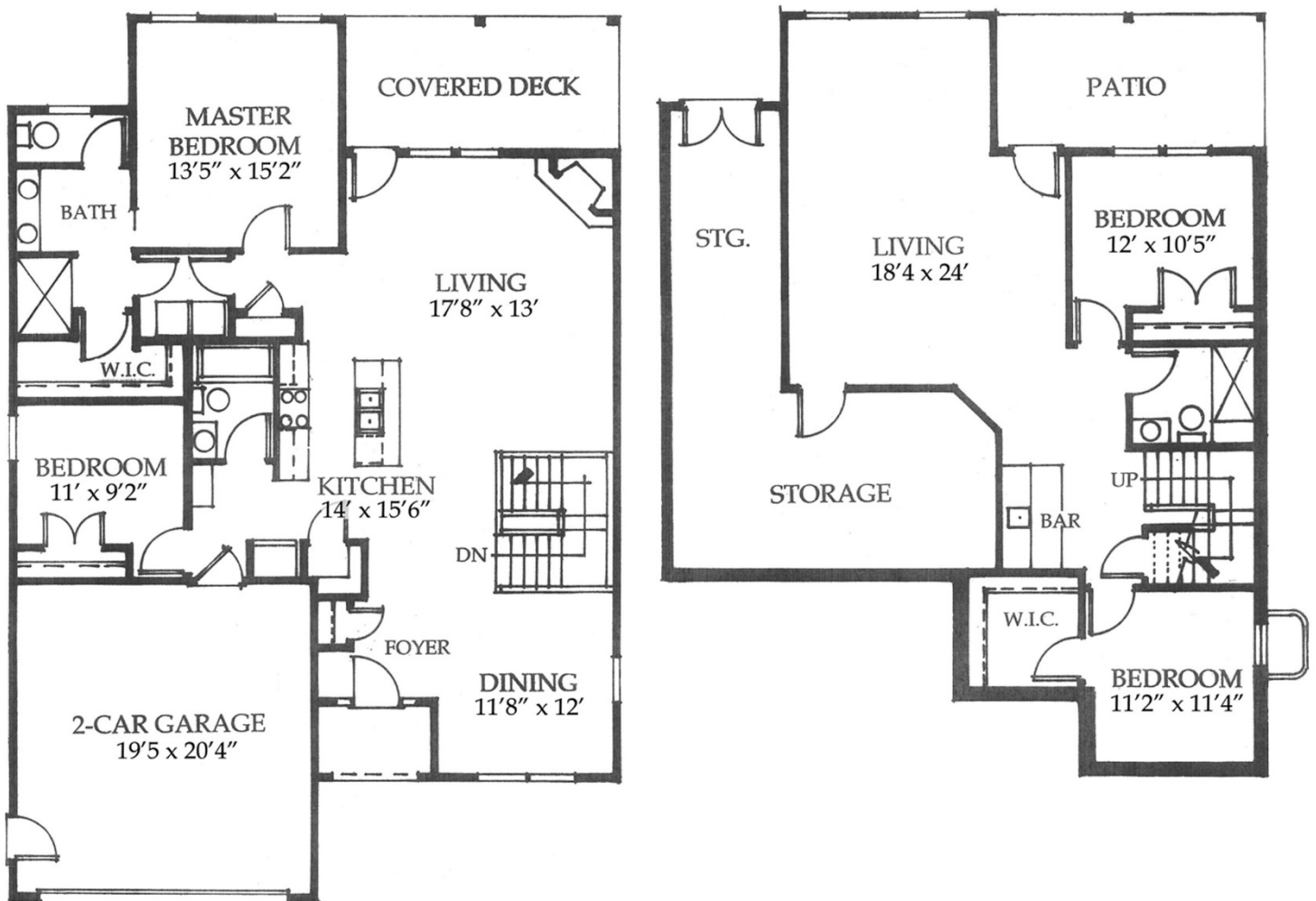
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Villa Floor Plan

Plan C



Additional \$5,000

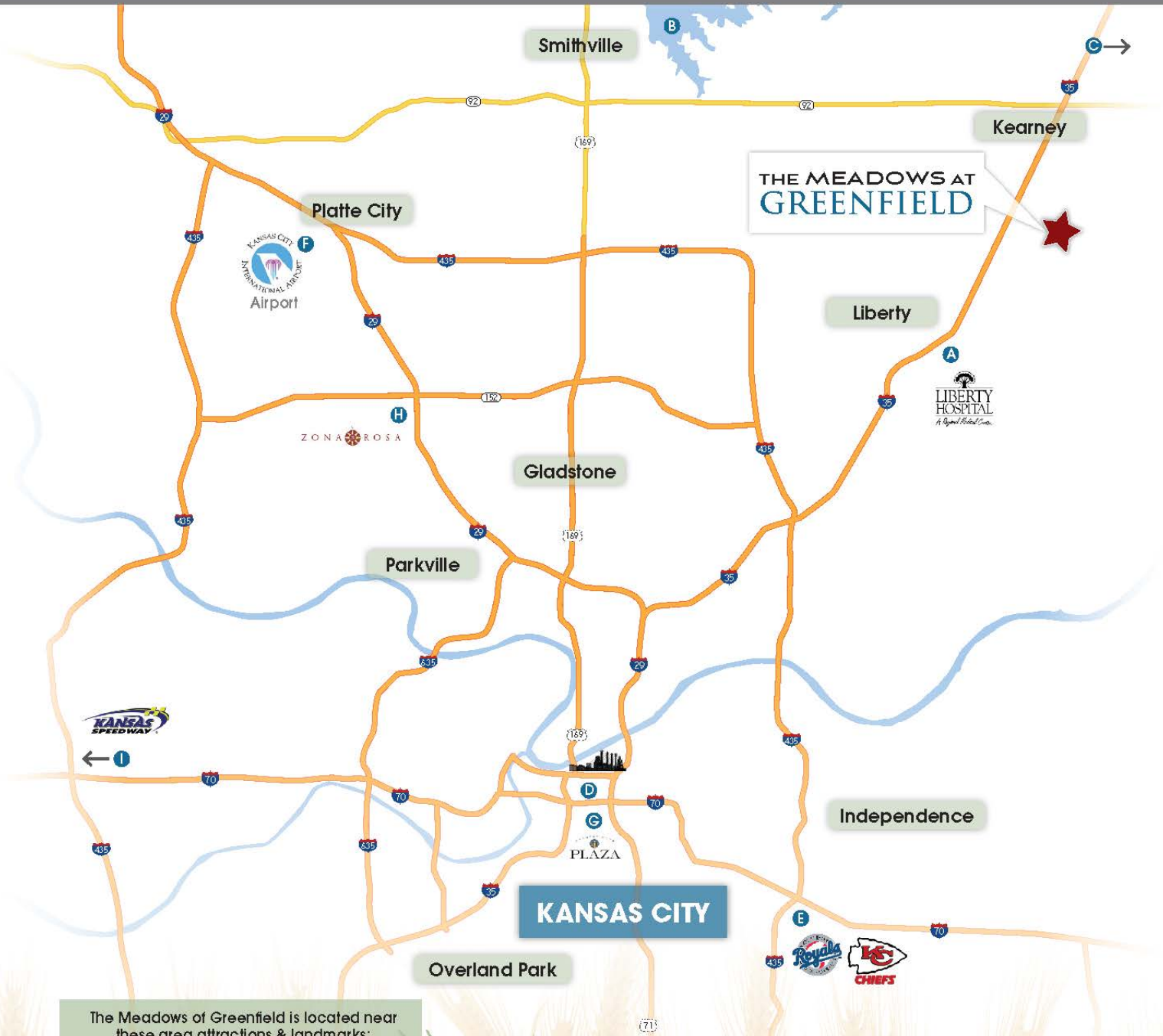


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COUNTRY LIVING AT ITS FINEST



The Meadows of Greenfield is located near these area attractions & landmarks:

High School	1 mile
Fire Station	1.5 miles
Police Station	2 miles
A Liberty Hospital	7 miles
B Smithville Lake	8 miles
C Watkins Mill State Park	8 miles
D Downtown Kansas City	24 miles
E Kaufman and Arrowhead Stadium	25 miles
F Kansas City International Airport	26 miles
G Country Club Plaza	29 miles
H Zona Rosa	23 miles
I Race Track	38 miles

THE MEADOWS AT GREENFIELD

