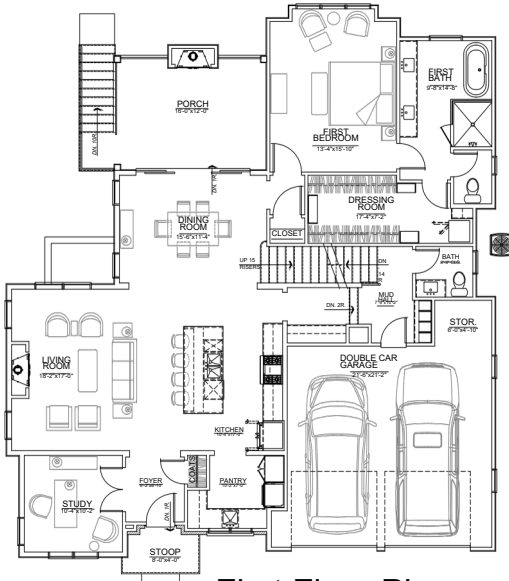
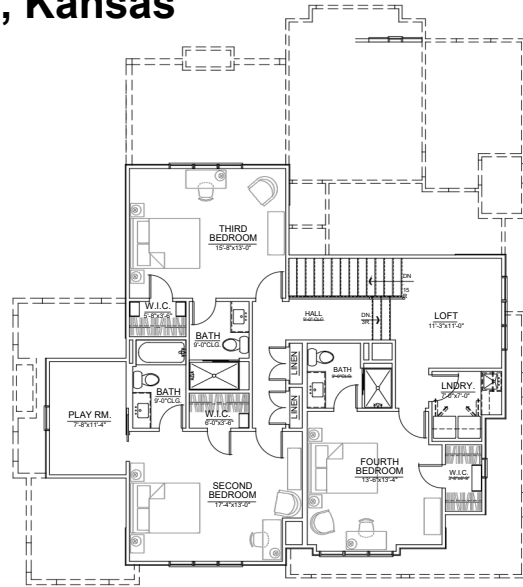




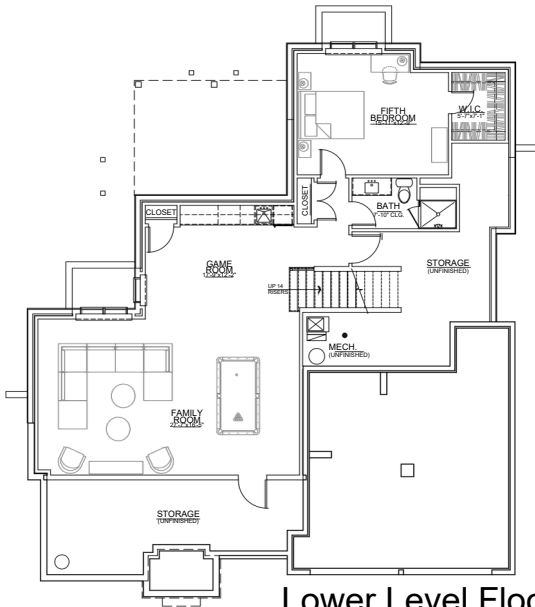
**4217 West 74th Street
Prairie Village, Kansas**



First Floor Plan



Second Floor Plan

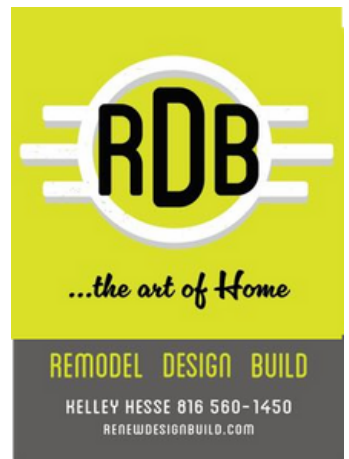


Lower Level Floor Plan

AREAS:

1,728 S.F. 1st Floor
1,308 S.F. 2nd Floor
1,134 S.F. Lower Level

4,170 S.F. TOTAL 509
S.F. Garage 192 S.F.
Porch



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LUX
NETWORK KC

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Features List · 4217 W 74th Street · Prairie Village · Kansas

Single Family Home | 4,170 Sq Ft Total | 5 Bedrooms | 5.5 Bathrooms | 1.5 Story

LAYOUT & FLOOR PLAN DETAILS

Main Level | 8'-11' Ceilings | 1,728 Sq Ft

- **Primary Suite:** Luxury main floor wing with on-suite bath, private water closet, and spacious walk-in closet with plumbed for stacked washer & dryer ready.
- **Living Areas:** Great Room featuring 42" gas fireplace and stained beams; Dining Room; Private Study.
- **Essentials:** Walk-in Butler's Pantry (Kitchen access); Mud Hall with boot bench; Powder Bath.
- **Outdoor Living:** Screened-in Porch with 36" gas fireplace (accessible off Dining Room).

Second Level | 9'-10' Ceilings | 1,308 Sq Ft

- **Sleeping:** Three (3) Ensuite Bedrooms.
- **Living:** Central Loft/seating area; Bonus Room (Second Bedroom access).
- **Utility:** Laundry Room.

Lower Level | 8'-9" Ceilings | 1,134 Finished Sq Ft

- **Entertainment:** Large Family Room featuring a Bar area.
- **Guest Accommodations:** 5th Bedroom and Full Bathroom.
- **Storage:** Generous storage areas plus utility room.

INTERIOR FINISHES

Flooring

- **Hardwoods:** Wide plank pre-finished European White Oak throughout Main Level, Primary Suite, and Upper Loft area; Solid White Oak stair treads to 2nd Level.
- **Tile & Carpet:** Ceramic/Porcelain tile in Laundry, Mud Hall, Bathrooms, and LL Bar; Carpet in auxiliary bedrooms, LL Family Room; Carpet runner to Lower Level.

Millwork & Design

- **Doors:** 6-lite Mahogany front entry; Double Glass Sliding to Screened-in Porch; 2-panel solid core interior.
- **Trim:** 5" cove with Ogee crown (paint grade) at cabinets.

KITCHEN & CULINARY

Cabinetry & Surfaces

- **Cabinets:** Custom hardwood Shaker style with square edge drawers and soft-close hardware.
- **Countertops:** Quartz and/or natural stone solid surfaces; Oversized island with sink.
- **Butler's Pantry:** Features prep sink, built-in microwave, beverage center, and quartz/natural stone tops.
- **Mud Hall:** Features built-in paint grade locker system with stained wood boot bench.

Chef's Appliance Package

- **Range:** 36" Stainless Steel Dual Fuel Gas Range.
- **Ventilation:** 36" Stainless Steel Exhaust Hood Insert.
- **Refrigeration:** 36" Stainless Steel Built-in Refrigerator.
- **Microwave:** Built-in Stainless Steel (Butler's Pantry).
- **Dishwasher:** 24" Stainless Steel Built-in.
- **Beverage Centers:** Two (2) 24" Built-in coolers (Butler's Pantry & LL Bar).

BATHROOMS & PLUMBING

Primary Spa

- **Fixtures:** Shower System with handheld wand.
- **Amenities:** Heated floors, free-standing soaker tub, and walk-in shower; double vanity with quartz/natural stone tops and soft-close cabinetry; Stacked washer/dryer ready (Primary Closet).

Secondary & Guest Baths

- **Fixtures:** Faucets and shower/tub packages.
- **Finishes:** Paint grade vanities with quartz/natural stone vanity tops.

Plumbing Infrastructure

- **Radon:** Passive radon vent system.
- **Water Heater:** 50-Gallon tank with expansion tank.
- **Supply:** PEX & Copper supply lines; PVC drain lines; Sump Pump with 3-day battery backup.

SYSTEMS & EXTERIOR

Mechanical & Smart Home

- **HVAC:** Zoned 96% Natural Gas Furnace; 5-ton 13.4 SEER A/C; Inline Honeywell Steam humidifier.
- **Electrical:** 400 Amp Service (buried lines); Backup Generator; Electric Car Charging outlet in garage.
- **Lighting:** Designer Chandeliers; Can lights; Under-cabinet lighting (Kitchen, Butler's Pantry, LL Bar).
- **Tech:** Wired for Audio/Video/Security/Networking throughout.

Exterior & Construction

- **Foundation:** Waterproofed walls with interior & exterior footing drain tile.
- **Structure:** Hardie lap siding with Smart Trim; 30-yr High-Impact Composite Roof.
- **Windows:** Anderson 100 Series Casement/Single-hung (Black exterior / interior).
- **Garage:** Two (2) Insulated Single-Car Overhead Garage Doors; Liftmaster Wi-Fi opener with keyless entry.
- **Landscape:** Full yard sod, front yard shrubs, and WiFi-enabled sprinkler system.

4217 W 74th Street



POWERED BY:
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Exterior

Paint

Body Library Pewter - SW 0038

Trim Cocoon - SW 6173

Front Door Custom Stain

Brick Facade Light Limewash

Gutters Bronze

Lighting

Front Porch Bradford 21" Sconce

Garage Bradford 21" Sconce

Back Porch Bradford 17" Sconce

Hardware

Front Porch 8-Lite Mahogany Arched Front Door with Bronze Hardware



**Builder reserves right to make changes based on inventory and availability.*



Lower Level

Paint

Walls & Trim White Origami - SW 7636

Bar Library Pewter - SW 0038

Vanity Mushroom - SW 9587

Tile

Bar Ribbed Thyme Ceramic

Bathroom Portrait Ivory Hex, Hera Linen Porcelain, Artisan Frost Subway

Countertop

Bar Calacatta Prado Quartz

Vanity Aldino Giallo Quartz

Lighting

Vanity Redondo 3 Light

Fixtures

Bar Delta Finnridge Faucet

Vanity Delta Nicoli Single Faucet, Delta Nicoli Shower System

Hardware

Bar Amerock Stature Cabinet Pull, Amerock Westerly Cabinet Knob

Vanity Top Knobs Serene Cabinet Pull, Top Knobs Lily Knob

Appliances

Bar Edgestar Beverage Cooler



**Builder reserves right to make changes based on inventory and availability.*

Main Level

Paint

Walls & Trim White Origami - SW 7636

Mud Hall Library Pewter - SW 0038

Study Mushroom - SW 9587

Powder Room Library Pewter - SW 0038

Countertop

Powder Room Statuario Gold Quartz

Mud Hall Statuario Gold Quartz

Lighting

Foyer Shelton Semi-Flush

Study Pleated Organic Chandelier

Mud Hall Horizon Bloom Gingko Chandelier

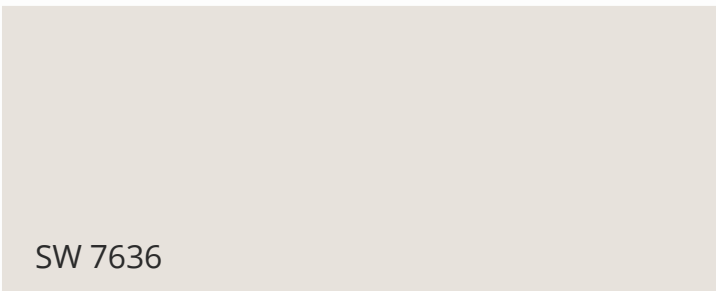
Powder Room Thetford Wall Sconce

Fixtures

Vanity Delta Bowery Widespread Faucet, Flora Arched Mirror

Hardware

Vanity Top Knobs Serene Cabinet Pull, Amerock Westerly Cabinet Knob



**Builder reserves right to make changes based on inventory and availability.*

Kitchen & Pantry

Paint

Walls & Trim White Origami - SW 7636

Cabinets Mushroom - SW 9587

Pantry Library Pewter - SW 0038

Countertop

Perimeter Calacatta Oro Quartz

Island Calacatta Oro Quartz

Pantry Statuario Gold Quartz

Tile

Pantry Selene Oro Geonmetric Honed Marble

Lighting

Island Chandelier Model No. 7512

Pantry Chozyn 3 Pendant

Dining Room Rhodes Round Chamdelier

Fixtures

Island Delta Renaldi Bridge Faucet, Fireclay Farmhouse Sink

Pantry Delta Renaldi Faucet

Appliances

Kitchen Cafe 36" Dual Fuel Range, Cafe 24" Dishwasher, Cafe 36" Counter Depth Fridge

Pantry Edgestar Beverage Cooler

Hardware

Cabinet Pull Top Knobs Serene Cabinet Pull, Amerock Westerly Knob



**Builder reserves right to make changes based on inventory and availability.*



Primary

Paint

Walls & Trim White Origami - SW 7636

Vanity Mushroom - SW 9587

Tile

Primary Bath Classica Renoir Porcelain, Panorama Gold Column Porcelain, Crossed Basket Marble Stone

Countertop

Vanity Calacatta Oro Quartz

Lighting

Vanity Emily Wall Sconce

Dressing Room Atchison Drum Chandelier

Fixtures

Vanity Delta Bowery Widespread Faucet

Shower System Delta Bowery Monitor 14 Series Shower System with Hand Wand

Soaking Tub Delta Bowery Roman Tub Filler, Cavidan 67" Soaking Tub

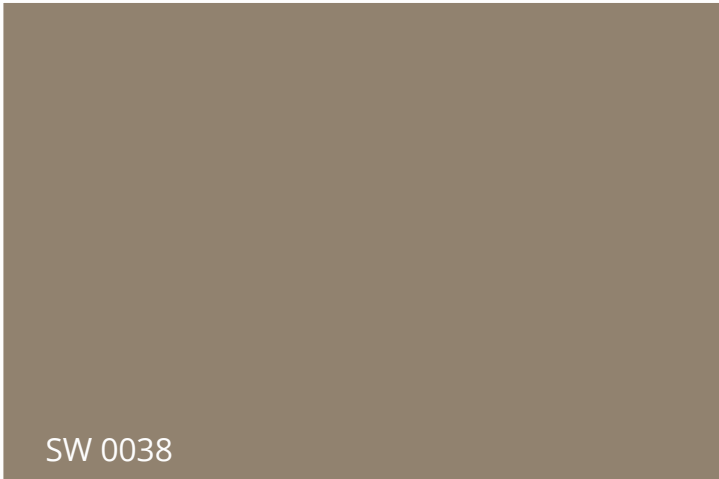
Hardware

Vanity Top Knobs Serene Cabinet Pull, Amerock Westerly Knob

**Builder reserves right to make changes based on inventory and availability.*



SW 7636



SW 0038

Upper Level



Paint

Walls & Trim White Origami - SW 7636

Vanity Mushroom - SW 9587

Laundry Room Library Pewter - SW 0038

Tile

Ensuite Hera Linen Porcelain, Portrait Ivory Hex, Renzo Picket Porcelain

Laundry Rothko Linear Tile

Countertop

Vanity Aldino Giallo Quartz

Lighting

Vanities Redondo 3 Light

Bedrooms Hunter Presto 52" Fan

Fixtures

Ensuite Delta Nicoli Single Faucet, Delta Nicoli Shower System

Hardware

Vanity Top Knobs Serene Cabinet Pull, Top Knobs Lily Knob



**Builder reserves right to make changes based on inventory and availability.*