

# Ezell- Morgan

CONSTRUCTION, INC.

2721 W. 6th Street, Suite A · Lawrence, KS · 66049 · 842-3434

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## Main Level

- All nine foot ceilings minimum
- Main level master suite
- Dining room with wood flooring
- Half bath
- Living room with tall vaulted ceiling and catwalk above
- Direct-vent fireplace
- Three car garage with two automatic door openers and large storage area

## Kitchen/Breakfast

- Wood flooring
- Granite countertops
- Stainless steel appliances including range, dishwasher, microwave
- Island
- Pantry cabinet with roll-out shelves
- Desk
- Pella slider to rear patio

## Master Suite

- Large bedroom with paddle fan
- Tile for bath floor, shower, and whirlpool surround
- Shower with Delta pressure control valve faucet
- Shower door
- Jacuzzi whirlpool tub with waterfall faucet
- Double vanities with granite tops
- Walk-in closet
- Separate stool area with cabinet above

## Upper Level

- Bedroom two (11'x12')
  - Door to bath with tile tub/shower and granite vanity top
  - Paddle fan
- Bedroom three (13'x13')
  - Vaulted ceiling
  - Paddle fan
  - Walk-in closet

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- Bedroom four (12' x 14')
  - Private bath with tile shower with shower door and granite vanity top
  - Walk-in closet
  - Paddle fan

## Lower Level

- Future bedroom
- Area for large future family room
- Rough-in bath
- Insulated basement walls

## Mechanical

- Energy efficiency package that saves \$817/year over standard construction
- 95% fluorescent lighting throughout
- Computer controlled dual-zoned environmental control system with two set back thermostats
- 93 AFUE high-efficiency furnace
- 13 SEER high-efficiency air conditioner
- Automatic humidifier
- 50 gallon water heater

## Other

- Sprinkler system
- Tall fescue sod