

Ezell- Morgan

CONSTRUCTION, INC.

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

1111 Douglas Drive

Main Level

- Screened deck and patio enclosed with brick wall at seat height
- All nine foot ceilings minimum
- Dining room with wood flooring
- Half bath
- Living room
- Large family room with 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
- Walk-in pantry
- Desk
- Pella slider to rear screened-in deck

Master Suite

- Large bedroom with paddle fan and recessed lighting
- Tile 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 (12'x12')
 - Walk-in closet
 - Built-in desk
 - Paddle fan

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- Bedroom Three (12'x12')
 - Paddle fan
 - Walk-in closet
- Bedroom Four (12'x14')
 - Vaulted ceiling
 - Walk-in closet
 - Paddle fan
- Hall bath
 - Double vanity
 - Separate room with stool and tub/shower
- Utility room
 - Door to master bath
 - Laundry sink and cabinet
 - Upper cabinets

Lower Level

- Bedroom Five
- Large family room
- Bath with shower
- Insulated basement walls

Mechanical

- Energy efficiency package
- 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