

Welcome Home!



Designer Series Home
+ Included Luxury Options

OFFERED AT
\$359,755



LIVE IN
709 S. St. Andrews Cir.
Wichita, KS 67230



RIVIERA
Floor Plan

3
Bedrooms

2
Bathrooms

3
Car Side-Load Garage

1,852
Total Finished Sq.Ft.

Why You Will Love This Home

- Irrigation Well, Sprinkler System & Sod\$10,950
- Enhanced Outdoor Living Space Covered Deck..... \$9,740
- Quartz Countertops & Kitchen Island..... \$2,950
- Wood Laminate in Entry, Living, Dining & Kitchen..... \$1,850
- Interior Lighting & Decorative Features..... \$5,354
- Luxury Kitchen Cabinets, Appliances & Finishes..... \$7,520
- Upgraded Master Bedroom & Bathroom Suite..... \$4,700
- Unfinished View-Out Basement.....\$12,650
- Additional Luxury Items (Front Door, Blinds in Door,
Upgraded Cabinetry & Tile Throughout, etc.).....\$23,446

LUXURY OPTIONS TOTAL: \$79,160

The Community Features:

- Community Pool
- Walking Paths
- Established Trees
- Large Stocked Ponds
- East Wichita Shopping
- Convenient Location



THE RIVIERA

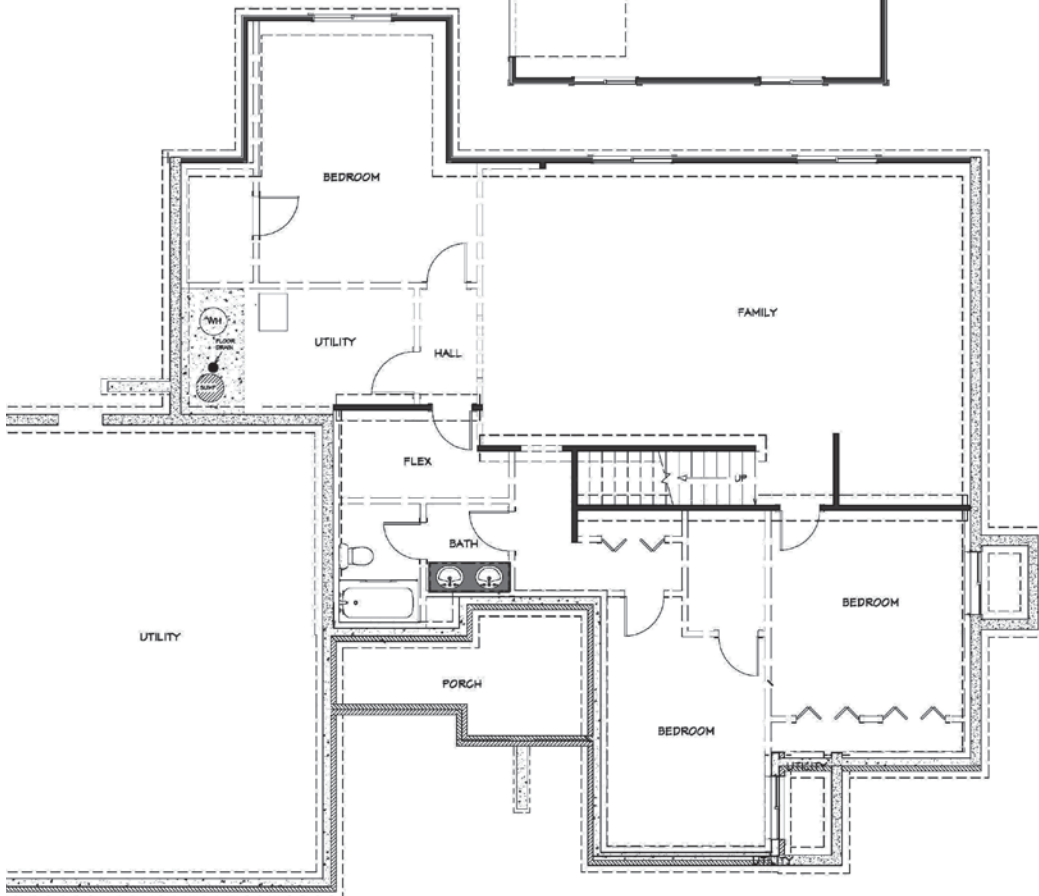
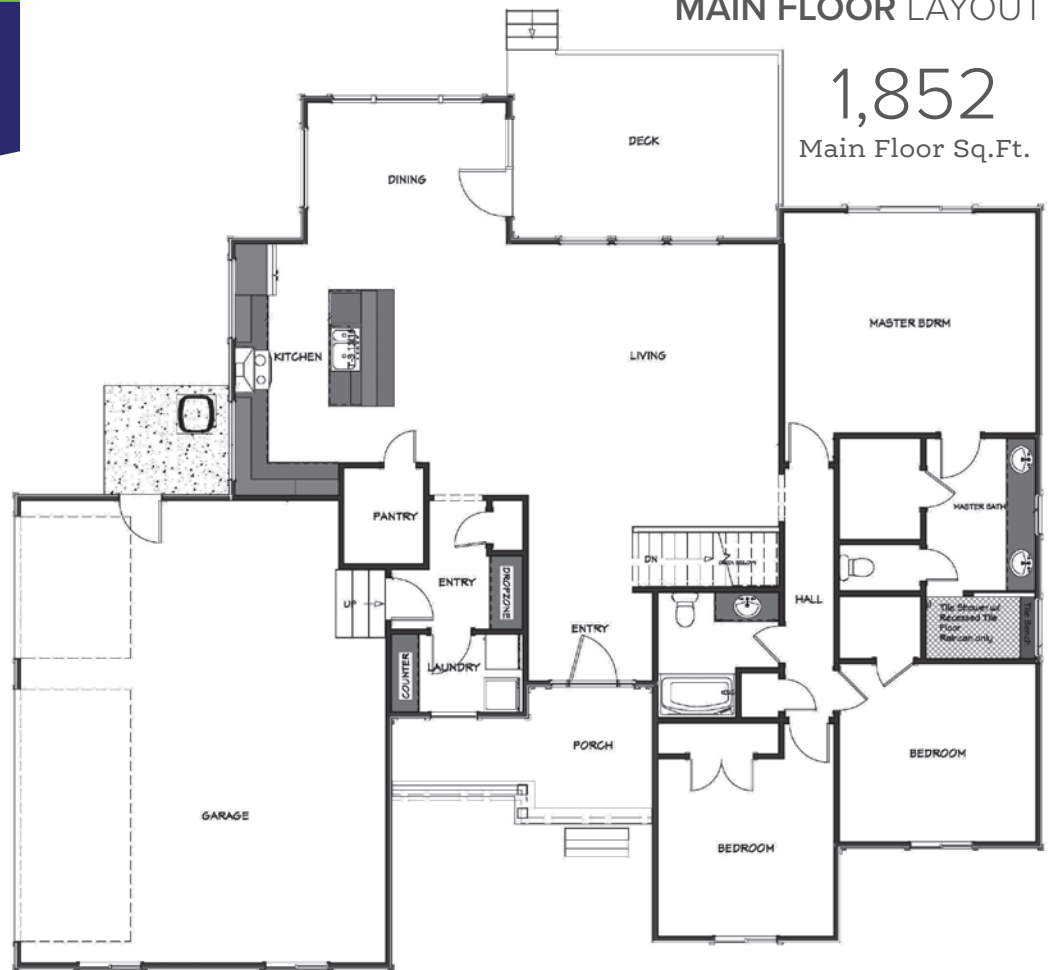
Floor Plan

MAIN FLOOR LAYOUT

1,852
Main Floor Sq.Ft.

FEATURES:

- Open-Concept Floor Plan
- 3 Car Side-Entry Garage
- 10 ft. Ceilings in Main Living and Master Suite
- Drop Zone in Main Floor Laundry Off Garage Entry
- Walk-In Pantry
- Walk-In Master Closet with Off-Season Storage
- 92% Energy Efficient Furnace
- Passive Radon Vent
- 1-Year Builder Warranty



BASEMENT LAYOUT

1,572

Possible Finished
Basement Sq.Ft.

-
- 3 Additional Bedrooms
- 1 Additional Bathroom

Disclaimer: The information contained herein is deemed reliable but cannot be guaranteed as to its accuracy. Current prices may change without notice and differ from what is indicated here. Floor plans, photos and graphics are for illustrative purposes and are only intended to be used as a guide. Illustrations may include upgrades and optional features. All information including square footage, bedrooms, bathroom and dimensions may vary from what is indicated here. We recommend to the buyer that any information of special interest, should be obtained through independent verification.

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