

Welcome Home!



Designer Series Home
+ Included Luxury Options



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
- Enhanced Outdoor Living Space Covered Composite Deck
- Designer Touches Throughout Like Tray Ceilings & Decorative Beams
- Quartz Countertops & Kitchen Island
- Wood Laminate in Entry, Living, Dining & Kitchen
- Upgraded Interior Lighting
- Luxury Kitchen Cabinets, Appliances & Finishes
- Upgraded Master Bedroom & Bathroom Suite
- Unfinished View-Out Basement
- Fenced-In Yard
- Enhanced Foyer and Curb Appeal

Community Benefits

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



Contact Your New Home Specialist To Learn More: *Jon Nevarez* • (316) 347.3687 • Jon@MillerFamilyHomes.com

THE RIVIERA

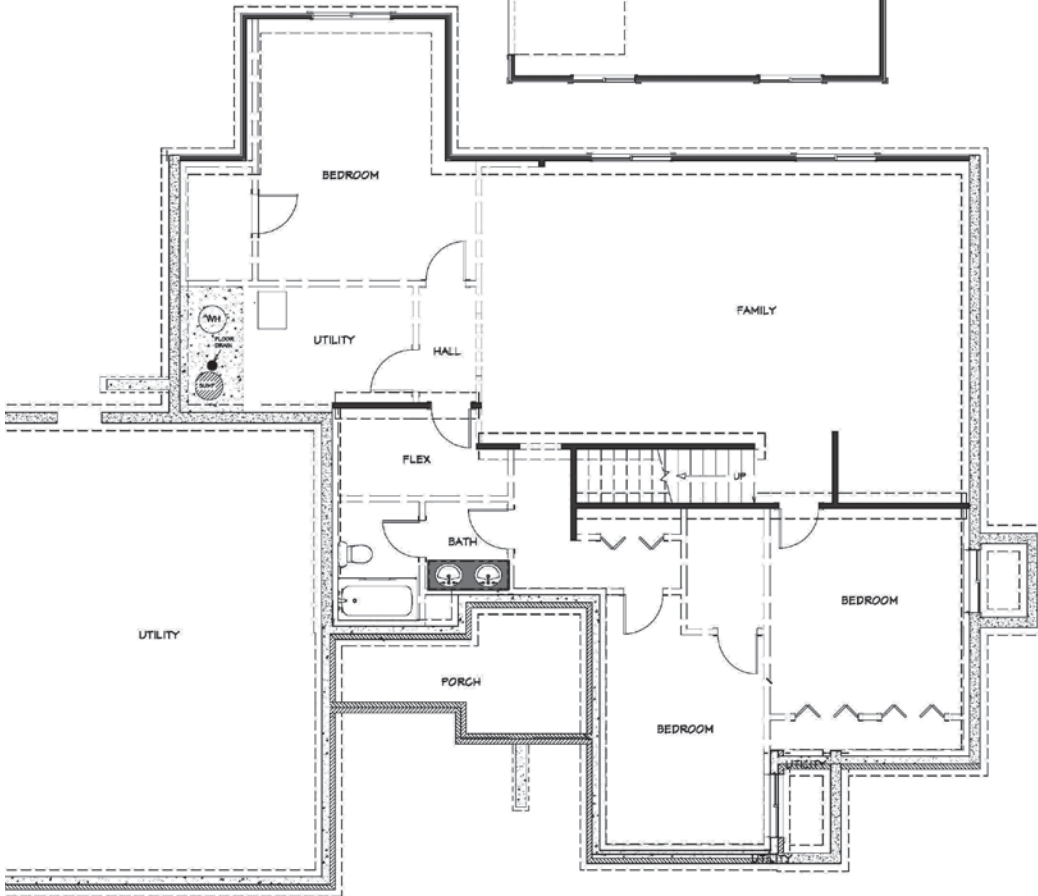
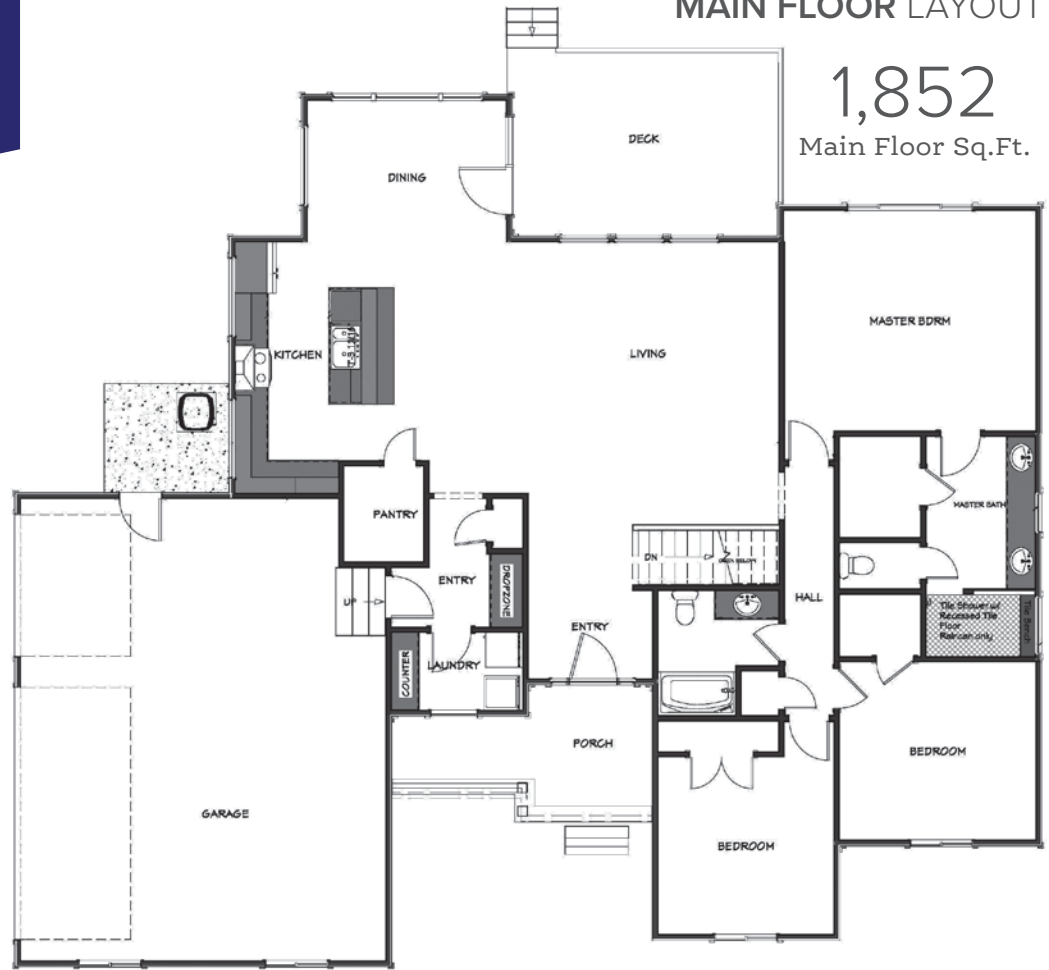
Floor Plan

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

MAIN FLOOR LAYOUT

1,852
Main Floor Sq.Ft.



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.

Jon Nevarez
NEW HOME SPECIALIST

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