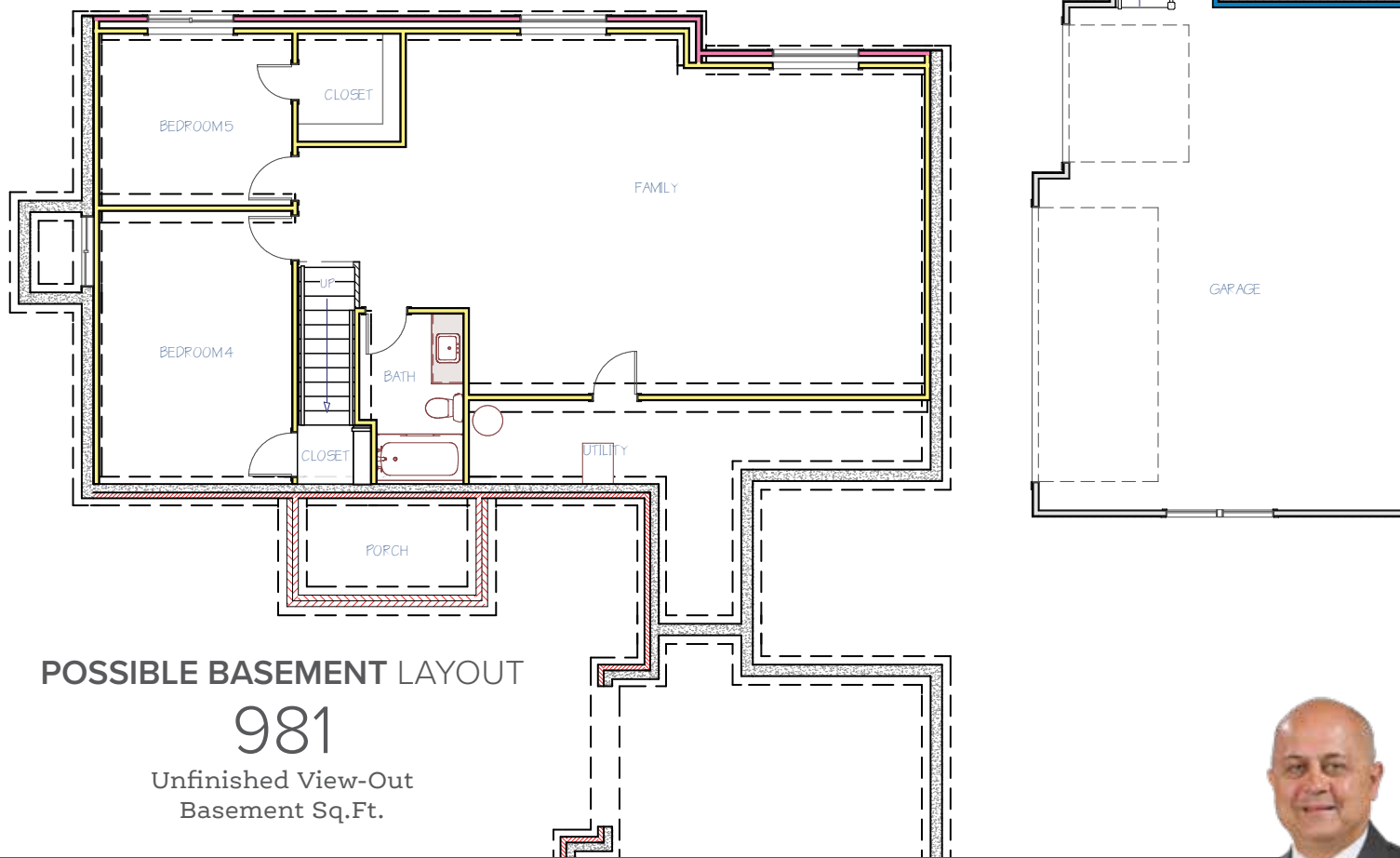


# THE BIRKSHIRE Floor Plan

## MAIN FLOOR LAYOUT

1,404  
Main Floor Sq.Ft.



## POSSIBLE BASEMENT LAYOUT

981  
Unfinished View-Out  
Basement Sq.Ft.

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.

*Scott Darrenkamp*  
NEW HOME SPECIALIST

C | (316) 250.4122  
ScottD@MillerFamilyHomes.com



Welcome Home!



*Designer Series Home*  
+ Included Luxury Options



14201 E. Laguna Ct.  
Wichita, KS 67230



BIRKSHIRE  
Floor Plan

3  
Bedrooms

2  
Bathrooms

3  
Car Courtyard Garage

1,404  
Total Finished Sq.Ft.

### Why You Will Love This Home

- Gorgeous Modern Farmhouse Elevation with Great Curb Appeal
- Low Maintenance Raised Patio, Sprinkler System & Sod
- Quartz Countertops & Cabinet Hardware Throughout
- LVP Floors in Entry, Living, Dining & Kitchen
- Easy-to-Clean Vinyl Floors in the Bathrooms & Laundry Room
- Unique "Breezeway" Through Owner's Entry From Garage  
Features a Drop Zone, Closet, Laundry Room & Pantry Cabinets
- Kitchen Features a Large Island & Luxury Black LG Appliances
- The Suite Features a Luxury Walk-In Shower & Walk-In Closet
- Potential for More Space in the Framed View-Out Basement
- Features: Energy Efficient Pella® Windows, Honeywell® Wi-Fi Thermostat, Chamberlain® myQ® Smart Garage Door Opener, 92% Energy Efficient Furnace, Better Indoor Air Quality & a Cooktop Vented to the Outside
- 1-Year Builder Warranty

### Community Benefits

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



Contact Your New Home Specialist To Learn More: **Scott Darrenkamp** • (316) 250.4122 • ScottD@MillerFamilyHomes.com

**DESIGNER**  
*Details*

**EXTERIOR**

BODY: SNOWBOUND SW1004

TRIM & ACCENT  
BLACK MAGIC SW6991



**INTERIOR PAINT COLORS THROUGHOUT**

Walls: Pure White SW 7005 Satin

Trim: Agreeable Grey SW 7029 Satin



**CABINET  
HARDWARE**



**MAIN LIVING AREA**

**BEDROOM  
CARPET**



**KITCHEN**

**OWNER'S SUITE**

**HALL BATH**