

## Property Information and Highlights

Lovely 2-story in the Prairie Village neighborhood of Hugo. New construction in 2014 with custom open concept main level living, 4 spacious upper-level bedrooms, upper loft, and 3 bathrooms! Perfectly located near area schools, parks, shopping and easy access to the cities and to start your time away "up North" or to the river!

### Main Level:

- Charming open front porch
- Dedicated main level office with French doors
- Convenient half bath with granite and cherry vanity
- Large Great room with new carpet and gas fireplace
- Custom open design with larger kitchen and eating area with beautiful floors
- Expansive center island and seating; pantry, cherry cabinets, granite counters, stainless appliances including 2 full-sized wall-ovens, dishwasher, fridge, microwave, gas cooktop
- Tiled backsplash, undermount sink and pendant lighting.
- The dining area features a built-in server buffet and wine rack
- Access to the large deck for grilling and entertaining
- Pass-through walk-in front closet with closet system to the mudroom with pocket doors
- Large mudroom with custom locker system and access to the 3-stall garage
- Beautiful lighting fixtures and oversized windows with cellular blinds
- 3-car attached garage with garage openers and built-in workbench and extra outlets added to garage

### Upper Level:

- Fabulous loft for relaxing, movie night, reading or just hanging out
- Primary bedroom #1 boasts spacious walk-in closet with closet system, private bathroom with tiled floors, tiled step in shower, dual sinks, granite and cherry vanity.
- Bedrooms 2, 3, 4 all boast sizable walk-in closets
- Additional full-sized bathroom with separate tub/toilet room, dual sinks and linen cabinet
- You'll LOVE the laundry room with full-sized washer/dryer, sink and great space

### Lower Level:

- Over 1300 sq feet ready for your design ideas and build instant equity! Some framing, electrical, venting and windows are already done for you! It's plumbed for a ¾ bath addition as well!
- Great space with high ceilings, poured concrete, storage spaces and a large workbench! Design a family room, exercise room, additional bedroom or office, craft area. The possibilities are endless!
- Your mechanicals include: Forced air furnace + air exchanger (cleaned/tuned on 1/31/24) sump pump, water softener, 50 gal gas water heater, passive radon system, 200 amp electrical service!

### Backyard:

Partially fenced, space to garden, stamped patio for gatherings, loads of greenspace, large firepit for s'mores and enjoyment, big deck, and an in-ground sprinkler system.