

# The Villas

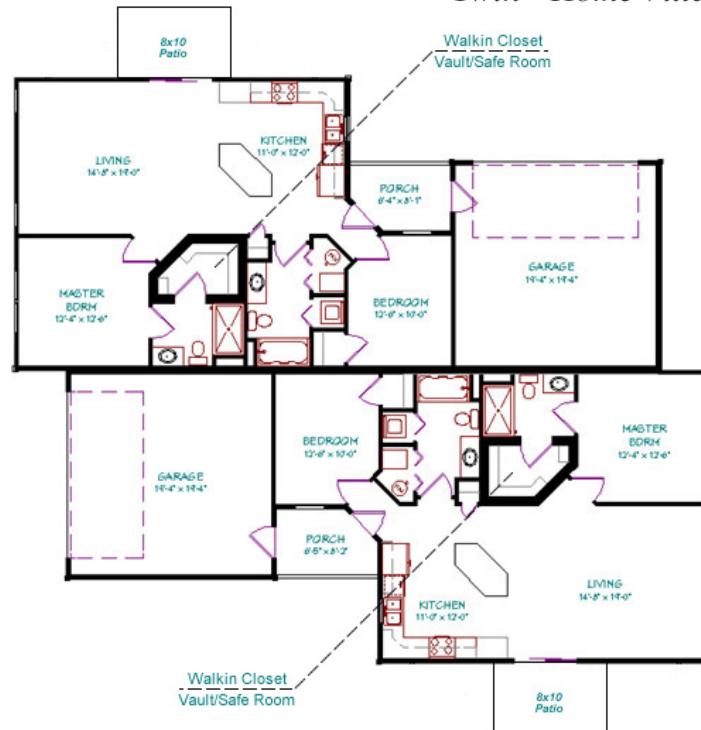
Maintenance Free Living

Located at SW 33rd and Belle • Topeka, Kansas 66614

Twin - Home Villa



Twin - Home Villa



Homes Exclusively Built by Ventana Inc. and Marketed by Coldwell Banker, Griffith & Blair, REALTORS®

Kurt Chrysler (785) 969-7653 Email: kurt@chryslergroup.com

Kathy DuBois (785) 969-4000 Email: kathy@chryslergroup.com

Base price includes standard lot. Final Cost of each will vary depending on the lot selection and customized options.  
All option prices are subject to change without prior notice or until contracts have been approved and signed by all parties.

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Tri - Home Villa



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**No-Special  
Assessments**

# The Villas

**Base Price \$129,900**

## ***Standard Features Included in Base Price***

Standard Lot Price	Custom Kitchen Cabinets And Vanities Roll out trays in most base cabinets
Zero—Entry	50 Gallon Hot Water Tank
6.0” roll in tiled shower (Hand held shower & grab bars)	Plumbed for Ice Maker, garbage disposal, standard range hood, dishwasher included
Masonry - Trim on front areas	High Efficiency Heat Pumps W/ Central Air
No Steps and all doors 3’ opening 6 panel smooth finish white doors	R-13 Blown Fiberglass Insulation in Exterior Walls
Lawn Sprinkler System	R-30 Blown Insulation in Attic
Professionally Designed Landscaping	Knockdown Textured and Painted Ceilings
30 Year Composition Shingled Roof	Bath Vanity Tops with Integral Sink
Seamless Aluminum Guttering & Maintenance Free Vinyl Siding	Ceramic Floors in Kitchen, Entryway, Baths & Laundry Room on Main Floor
Pella - Therma-star - Vinyl Thermal Pane Windows	Pre-Wired for Ceiling Fans in All Bedrooms
Vaulted Ceilings	Yards Graded and Seeded
6 Panel Therma - Tru Fiberglass Smooth Star Entry Doors	Dead Bolt Locks—Exterior
Garage Door Opener with Exterior Keyless Pad & 2 Remotes	Exterior sealed walls and OSB Boxing / Wind Bracing
Pre-wired for Phone, TV and Security	
Safe Room - Vault / Storm Shelter W/ Steel Door	

**\*THESE PRICES BASED ON BRAND AND MODEL SUPPLIED BY BUILDER**

**AFTER BUILDERS MEETING AND ORIGINAL ORDER, ALL CHANGE ORDERS MUST BE IN WRITING,  
SIGNED & DATED BY BOTH PURCHASER AND BUILDER. EACH CHANGE ORDER AFTER INITIAL  
ORDER DATE WILL HAVE A \$100.00 PROCESSING FEE**

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have been approved and signed by all parties.*