

STONE LAKE SUBDIVISION 1233 SHORELINE DRIVE



Price: \$359,000
Square Feet: 1800
Bedrooms: 3
Bathrooms: 2 Full
Garage: 3 car
Basement: Full 9' ceiling and safe room
Lot Dimensions: 100' x 160' (16,000 sq. ft.)

HOME FEATURES

Premium Construction by Colter Dent

Coronado Elementary School District

Open Floor Plan

Master Bedroom- 14'x16'

Master Bath w/double shower and walk-in closet

Walk-in pantry

Granite Counter Tops

Built-in Entertainment Center

Horizontal Fireplace

Interior Doors Wood Solid Core

Full Basement with 9' ceilings, walls studded, plumbing stubbed and HVAC ducts

Storm/Safe Room in Basement with 10" walls and 13" ceilings

Garage Doors Insulated with High Lift Track and operators

Exterior is Real Cut Stone, Brick and James Hardi Board

Patio is covered

Integrity Windows by Marvin



157 S. Seventh, Salina, KS 67401

For Information Contact: Jeff or Jim Maes, Office (785) 493-8500, Cell (785)-342-6625, Fax (785)-827-1691
email(jeffm@compprorealty.com)

ComPro Realty, LLC

157 S. 7th Street
Salina KS 67401
785.493.8500

QUALITY AND VALUE OF COLTER DENT CONSTRUCTION

INTEGRITY WINDOWS BY MARVIN
GRANITE COUNTER TOPS IN KITCHEN
SLOW CLOSE HARDWARE ON CABINETS
KNOTTY ALDER HARDWOOD CABINETS
SOLID 3/4" HARDWOOD FLOOR VS LAMINATE
SOLID CORE INTERIOR DOORS VS HOLLOW CORE
FLOOR SYSTEM ENGINEERED I JOISTS VS DIMENSIONAL LUMBER
SUB FLOOR 3/4" ADVANTEC
BLOWN IN BLANKET R-15 INSULATION VS BATT R-13 INSULATION
DOOR AND WINDOW HEADERS ENGINEERED TIMBER STRAND

REAL STONE EXTERIOR VS MAN MADE STONE
EXTERIOR BOXING ADVANTEC ZIP WALL SYSTEM VS 7/16" OSB
SYNTHETIC ROOF UNDERLAYMENT VS ROOFING FELT
CONTINUOUS SOFFIT AND RIDGE VENTS
JAMES HARDI CONCRETE FIBER SIDING

THREE CAR OVERSIZED GARAGE
INSULATED GARAGE DOORS WITH HIGH LIFT DOOR TRACT AND JACK SHAFT
OPERATORS
FULLY INSULATED GARAGE WALLS AND CEILING

9' TALL BASEMENT WALL VS 8' WALLS
SAFE ROOM WITH STEEL REINFORCED 10" THICK WALLS AND 13" CEILING
FOUNDATION WATERPROOFING 10 YR WARRENTY – SPRAYED RUBBER SEALER
DRAIN TILE ON INSIDE AND OUTSIDE OF FOUNDATION WITH SUMP PUMP
RADON GAS VENTALATION IN DRAIN TILES