



## WESTSIDE COLLECTION

Franklin Heights

2101 – 2107 Bellevue Avenue  
Kansas City, MO 64108

### PROPERTY OVERVIEW

4 bedrooms | 3 baths  
2,800 to 3,600 square feet  
4 stories  
Partially finished basement  
Detached 2-car garage

City skyline meets neighborhood charm with these Historically Modern Row Houses on a desirable street close to parks, green spaces, bike trails, and top downtown destinations. All new construction with character and aesthetics inspired from the Westside's 1920s and 1930s, these homes all offer open floor plans, modern windows, state-of-the-art built-in technologies, and custom touches throughout. Each home is also made complete with a captivating rooftop deck for admiring the city views right over the tree-line in the backyard.

### INTERIOR

- Locally sourced hard wood floors throughout home installed and finished by local craftsmen
- Custom maple cabinetry with baked-on designer finishes throughout home
- Solid-core 8' interior doors
- LED lighting throughout
- Cast-stone fireplace surround
- Custom steel handrails on interior and exterior stairs and decks
- Custom stairwell lighting fixture with 40 crystal globes
- Ceiling fans in all bedrooms
- Partially finished basement with polished concrete floors, pre-wired for home theater

### KITCHEN

- Custom hickory cabinetry with smoke glaze, artisan hardware, and heavy drawer glides
- Olympus Quartzite kitchen countertops and backsplash

- Custom antique mirror backsplash with under-cabinet lights in the pantry
- Professional-Grade Wolf Appliance suite with iconic red knobs:
  - Flush-mount countertop gas cooktop with 5 dual-stacked flame burners and 20,000 BTU
  - M-Series wall oven with DualVerti Cross Convection system
  - 30" M-Series built-in microwave with drop-down door and equipped with intuitive gourmet mode cooking settings and 10 power levels
  - Built-in Wolf + ASKO dishwasher with stainless steel interior with built in sensor mode
- Sub-Zero counter-depth refrigerator with Pro Series handles, internal water dispenser and ice maker, LED lighting and Wi-Fi connectivity

### BATHROOMS

- Designer plumbing fixtures and tile throughout
- Brazilian White Quartz countertops in the 2nd and 3rd floor baths and in laundry room
- Custom trim package with 2-piece baseboards
- Custom maple cabinetry with baked on designer finishes and artisan hardware
- Custom tile shower bases and heavy glass doors

### MASTER BATH

- Plumbing suite includes wet-room shower with 2 rain showerheads, and free-standing tub with ceiling-mounted tub filler
- Taj Mahal Quartzite countertops
- Golden Carrera Marble tile in shower
- Custom LED lighting behind mirror

### EXTERIOR

- Detached 2-car garage with 400 sq ft storage loft and Wi-Fi controlled, insulated steel door
- Full depth brick façade
- 9' foundation walls
- 2' x 6' exterior walls with R-19 insulation
- Standing seam metal roof accent and lifetime shingles, R-49 roof insulation
- Exterior LP lap siding with upgraded self-cleaning exterior paint
- Premium 8' exterior doors with 3-point locks
- Anderson 400-series clad windows
- High-efficiency insulated windows and doors
- 16' x 10' clad multi-panel sliding glass door on main level
- Oversized modern house numbers
- Lawn irrigation system
- Fescue sod

### EQUIPMENT & TECHNOLOGY

- 200-amp underground electrical service
- 2 high-efficiency Lennox HVAC systems
- 2 high-capacity electric hot water heaters
- Premium smart-home electronics package:
  - 17 built in speakers in 4 zones and 2 Sony hi-def TVs
  - Wi-Fi mesh system
  - Security system with 4 integrated video cameras



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