



WESTSIDE COLLECTION

Summit Ridge

18th & Summit
Kansas City, MO 64108

PROPERTY OVERVIEW

3 bedrooms | 3 baths
2,400 to 2,800 square feet
2 stories
Detached 2-car garage

Just a short walk from Broadway Boulevard, the Kauffman Center for the Performing Arts, and the many parks of Westside, these two captivating single-family homes offer connected downtown living with modern style and sensibility. Highlighted by large covered front porches and terraced back yards lined with trees, these new construction builds are a fresh take on classic Westside charm. It is city living made complete with spacious open layouts, bright modern windows, glass-framed balconies, custom finishes, contemporary technologies and appliances, and views of the downtown skyline just outside your door.

INTERIOR

- Hard wood floors from locally sourced stock, installed and finished by local craftsmen
- All cabinetry in home is solid maple with baked-on designer finishes
- Solid-core 8' interior doors
- LED lighting throughout
- Cast-stone fireplace surround
- Custom steel stair rails
- Ceiling fans in all bedrooms
- Finished laundry room with quartzite countertops

KITCHEN

- Cabinetry created specifically for each home, with curated hardware, and smooth gliding drawers
- Solid-surface quartzite countertops and backsplash
- Under-cabinet lighting built in for additional countertop and pantry visibility

- 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
- Quartz countertops in the in all baths
- Custom trim package
- Custom maple cabinetry with baked-on designer finishes and artisan hardware
- Custom tile shower bases and heavy glass doors

MASTER BATH

- Spa-like wet-room design with dual rain showerheads, free-standing soaking tub, and ceiling-mounted tub filler
- Custom vanity tops made from quartzite
- Designer tile accents
- Back-lit vanity mirrors with LED lighting

EXTERIOR

- Detached 2-car garage with 400 sq ft storage loft and wi-fi controlled, insulated steel door
- 15" foundation walls
- Graded and leveled yards with stone retaining walls
- Modern wood-slat front porch surround, backyard awning, and under-finishing on balcony
- 2' x 6' exterior walls with R-19 insulation
- Standing seam metal roof accent and lifetime shingles, R-49 roof insulation
- Low-maintenance Stucco Exterior
- Premium 8' exterior doors with 3-point locks
- Anderson 400-series clad windows
- High-efficiency insulated windows and doors
- Oversized sliding glass doors
- Private Master balcony
- Oversized modern house numbers
- Lawn irrigation system
- Fescue sod
- Mature trees and landscaping on property line for privacy

EQUIPMENT & TECHNOLOGY

- 200-amp underground electrical service
- High Efficiency Lennox HVAC systems
- High-capacity electric hot water heater
- Premium smart-home electronics package:
 - Built in speakers
 - Wi-Fi mesh system
 - Security system with integrated video cameras



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All depictions of furniture, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each home. Furnishings are only included if and to the extent provided in your purchase agreement.

