

# the FLARE



Over 3400 finished sq ft



**GRANDVIEW RIDGE RANCH**  
3718 S 205th, Elkhorn NE 68022

**\$569,000**  
Including all upgrades  
and Lot Allowance



Malibu and Fireside homes have designed and built a spectacular ranch floor plan with unprecedented attention to detail and craftsmanship. Standard items include custom kitchen cabinets, gourmet kitchen appliances, Kohler plumbing fixtures, 6 inch base boards, ¾ inch wood floors and the expanded tandem 4th car garage.

A truly open floor plan on the main level that leaves nothing behind. An excellent design with the drop zone, laundry room, and master bedroom seamlessly connected. Not to mention an enormous master closet. No shoe will be left behind!

The finished basement is built to entertain and includes a private den/office, along with two bedrooms. Tile and quality carpet throughout. This house will accomplish everything one needs.

**BRYCE PENKE**  
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PROPERTY FEATURES ON REVERSE SIDE



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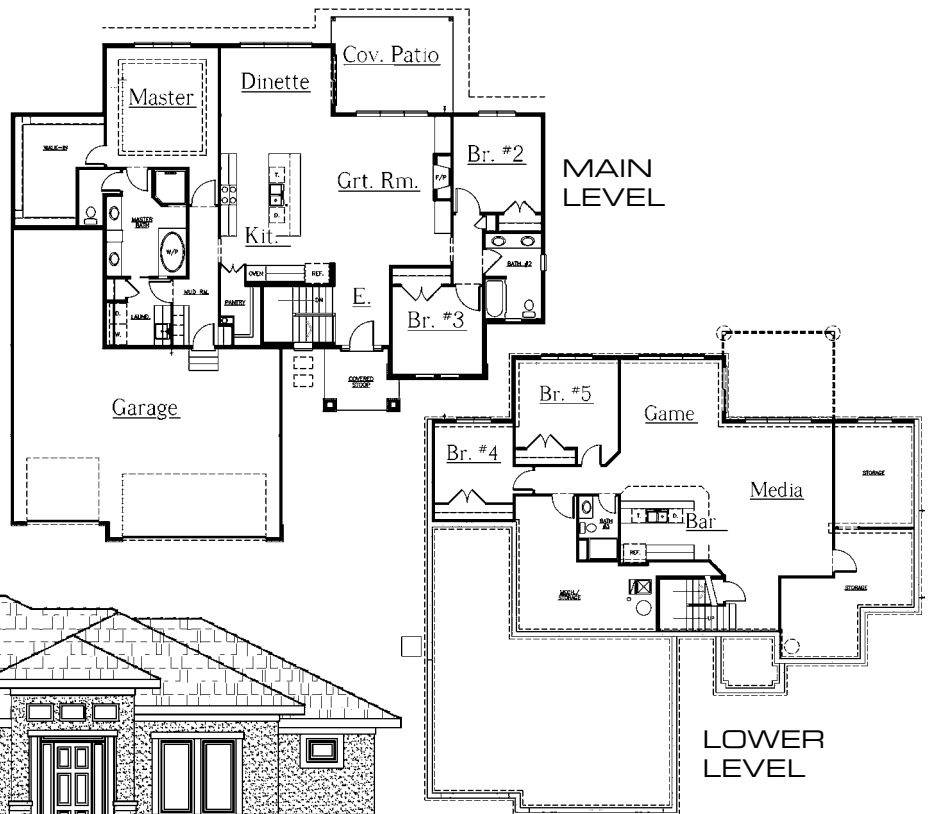
MAIN LEVEL



LOWER LEVEL

## PROPERTY FEATURES:

- Double 5" Hardy Board Siding with smart soffiting
- 30 Year Tamco Heritage Shingles
- Pella Windows
- 6 zone Sprinkler System
- 9 foot Poured Foundation
- Custom Kitchen Cabinets
- Granite or Cambria Countertops (Kitchen and Bath)
- ¾" Wood Flooring
- Tile flooring in ALL bathrooms
- TWO Overhead garage doors, openers, and Insulated.
- All Kohler plumbing fixtures
- 50 gal. Hot water heater
- 2 x 6 Exterior Wall – 3/4" OSB subfloor (glued and screwed)
- 93% Efficient Trane Furnace, 13 Seer Trace AC unit
- 5" MDF baseboard and 3" MDF casing
- 7000 sq ft SOD



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LOWER LEVEL



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