



# 10906 Edward Street

[www.SherwoodHomesOmaha.com](http://www.SherwoodHomesOmaha.com)

**\$356,900**

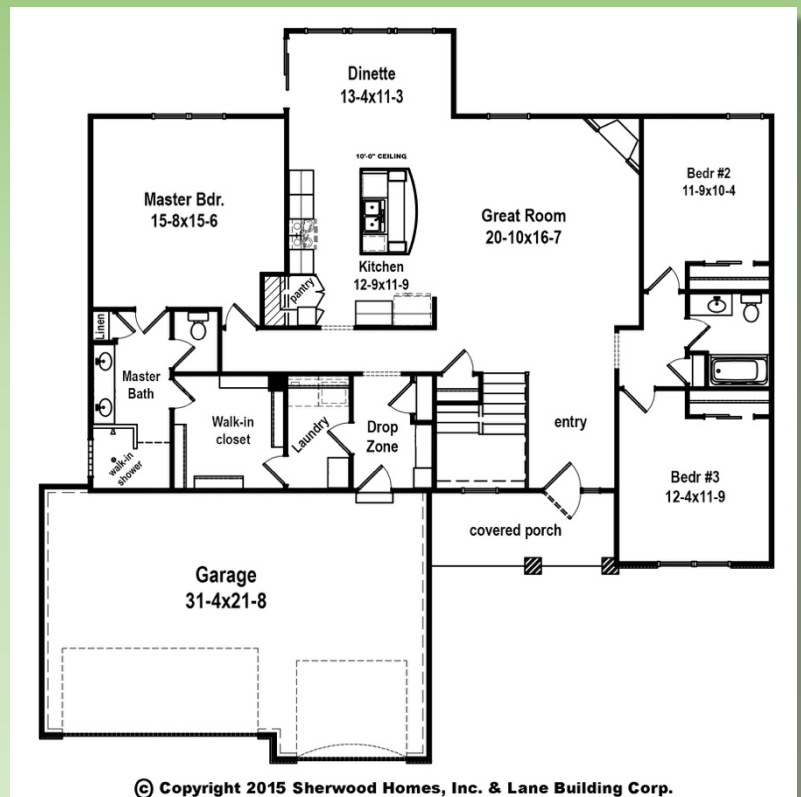
**Southbrook**

**Amherst Ranch**

**1912 sq. ft.**



- Large kitchen with custom Birch cabinets and granite counters
- Fantastic lot backing to treed ravine
- Drop Zone off garage to keep clutter out of the Kitchen
- Access laundry from Master Closet
- Cathedral ceiling in master Bed & Bath
- Walk-in pantry in kitchen
- Walkout basement
- 3-Car Garage
- Walk-in Ceramic Tile "Spa" shower in master bath



**John & Lisa Gell**

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**\$356,900 Sherwood Homes, Inc.**  
**Amherst ranch, 10906 Edward Street, Lot 195, Southbrook**  
**December 26, 2017**

*\*Prices and amenities subject to change without notice\**

**Includes basement insulation, Ice Protection, house wrap and 3 car garage, cultured stone and brick per print, and Oil rubbed bronze polo style hardware**

**Lot Price \$66,200 Lot 195 Southbrook, includes lot premium**

**Walkout with 3 daylight windows, 6' Gerkin Sliding Glass Door and 10 x 10 patio  
Sprinkler system**

**Oil rubbed bronze master bath faucets (Lahara)**

**Oil rubbed bronze main bath faucet (Lahara)**

**Walk-in shower with polystone base**

**Venetian bronze kitchen faucet with pull out spray 'Leland Style'**

**Gas line for range\***

**Heat/light combination with timer\***

**Railing in lieu of wall in entry with wrought iron balusters**

**Tile Floor in main and master baths**

**Cultured stone fireplace face to ceiling\***

**Address Plaque\***

**Upgrade to gas range (FFGF3053LS)**

**Drop Zone base cabinet with laminate top and bench and hooks**

**Trash roll out\***

**Birch mantle\***

**Taller vanity in master bath\***

**Grills on front windows**

**Larson Storm Door model #346 with oil rubbed bronze handle set\***

**14' x 12' Deck with steps to grade**

**Erosion Control and lot prep**

**Full sod lot 195 SB**

**Mail box fee**

***\* Taken from the Option Upgrade Packages***

**9 Foot foundation walls**

**Ceilings per print**

**Garage walls drywalled**

**93% efficient furnace\***

**Basement ¾ bath Rough In**

**Oak floor in kitchen, dinette and pantry**

**Stainless Steel Appliance Package (Range FFEF3048LS, Dishwasher FFBD2408NS,**

**Microwave FFMV164LS)**

**Granite kitchen countertops with Silgranite under mount mocha colored sink and full ceramic backsplash**

**Carpet allowance of \$17.00 per square yard (selected at Imperial Tile)**

**Vinyl allowance of \$17.00 per square yard (selected at Imperial Tile)**

**Wholesale light fixture allowance of \$2,692.00 (all recessed can fixtures at \$71 and bathroom vent-fan/light combos come out of this at \$75 ea.)**

**Full Sod up**

**Poured concrete foundation system with steel reinforcing**

**Plate glass mirrors above main bath vanity with decorator mirrors in Master bath**

**Standard trim package MDF with color lacquer**

**Pre-wired for garage door opener, 2 ceiling fan locations, 3 telephone locations, and 3 cable TV locations**

**Ten-year basement water proofing warranty**

**Dimensional shingles weathered wood color**

**White Gerkin windows**

**Gas furnace and Central air conditioner**

**Frigidaire kitchen appliances, Round corner bead throughout, CPVC water supply lines, Water line to ice maker at refrigerator, One-piece fiberglass shower and tub unit in main bath, Smoke detectors, hardwired and battery backup Carbon Monoxide detector as required, Termite soil treatment, Washer box/drain hookup in laundry room and 220V electric dryer receptacle and vent, Steel raised**

**panel garage door, Custom Birch kitchen cabinets with remaining MDF, Raised upper Microwave, Sump pump with alarm, One 50-gallon water heater, Textured ceilings throughout, Basement insulation package (Hanging Batt), Wood flooring in entry, Vinyl flooring in**

**Drop Zone & laundry**

**Prices are subject to change without notice**

***\*This price does not include the following: BUYER financing costs, decorating costs and landscaping***