



CASA BELLA CONSTRUCTION

presents the Artisan Tour Home

If you find yourself utterly speechless when you enter this one-of-a-kind home in North Kansas City, you are not alone. Even the judges from the Parade of Home were at a loss for words when they deemed it The Pick of the Parade Grand Award Winner and the Grand Prize Winner for Distinctive Design and Plan in 2015.

Designed and built by Russ Groshans, owner of Casa Bella Construction, along with his talented design team members Amber Jury and Lise Groshans, this home is located in the Riss Lake subdivision and is a residential masterpiece that completely transcends a one-dimensional description and instead, should be experienced. Forget what you might consider to be a one-in-a-million type of house, as this is truly a once-in-a-lifetime home.

Groshans and his team are known to produce one-of-a-kind homes at affordable prices, from European to Traditional; Craftsman to Cape Cod. All you need is an idea. They will flawlessly execute the rest. Not only does the Casa Bella team demand high expectations of themselves, they simultaneously exceed those of their clients. A Certified Graduate Builder and Certified Green Professional, Groshans takes pride in his work and delivers every product with quality, integrity and unparalleled craftsmanship.



BUILDER:
Russ Groshans

816.436.9969

CasaBellaConstruction.com

Every feature of this home was meticulously selected with the discerning homeowner in mind. Top-of-the-line upgrades pair beautifully with state-of-the-art technologies to create an environment that allows you to enjoy the benefits of 21st century living while simultaneously feeling as if you are a world away. With 5,202 finished square feet of living space that includes four bedrooms, four full baths, two half-baths and a three-car garage, this is the perfect place for a growing family to create memories together.

As you enter the front door, prepare for a luxurious embrace of the senses. The piece-de-resistance that will immediately catch your eye is the spectacular and calming two-story waterfall, paired artfully with the stone feature wall and custom iron railing accenting the curved stairwell. Its hypnotic beauty will leave you transfixed.

From top to bottom, the elegant great room makes a grand statement with its beautifully coffered, soaring ceiling, five-foot linear fireplace, imported marble fireplace wall and built-in 65" flat screen TV. The custom backlit cabinets and wall of arched windows provide spectacular framework for an amazing view of the contiguous lake and the woods.

You will be the talk of the town as you entertain in the gourmet kitchen that boasts custom lighted cabinets and top-of-the-line Thermador and Sub-Zero appliances, including a cabinet-front refrigerator, professional gas range, ovens, griddle and wine refrigerator. The adjoining pantry makes the perfect caterer's workstation and the nearby laundry room and mudroom offer plenty of storage space with spacious cabinets and granite countertops.

Not to be missed is the master bedroom suite. At the end of the day, you can retreat to your own oasis in the luxurious master suite that offers stunning views of a private lake and waterfall. When you want to leave the outside world behind, a sliding door opens to reveal a spa-like master bathroom. The six-foot designer tub and two-person shower with body sprays and rain showerhead will help you wash away the day. The dressing area, complete with valet cabinet, pullouts and beveled mirrors, will make you feel like royalty. This exquisite bathroom stands confidently as a room in and of itself. From the barrel vaulted ceiling partnered with indirect lighting to the designer series tile, heated tile floors, granite and custom cabinets, this master bath is sure to inspire.

Another treasured spot within this home is the study. Relax and enjoy this warm and sophisticated space, featuring beautiful built-in

cabinetry, a window seat and floating box beams, all finished in a washed gray custom stain. The beveled glass window just inside the 8' tall custom double doors acts as a prism, cascading light across the beautifully finished, hard maple, hand scraped floors.

Even the half-bath strikes its own notable pose. The centerpiece of this spectacular powder bath is the L.E.D. backlit extruded aluminum wall panels which give this room an ambiance that is unparalleled. The floating vanity with accent lighting, an amazing art glass vessel sink, beautiful solid surface top, and designer faucets flowing from the wall complete this one-of-a-kind room.



As you continue down to the lower level, the elegance, sophistication and attention to detail seamlessly continues. This garden level retreat has an open rec room that includes a fireplace and built-in TV. Take a seat at the fabulous wet bar and enjoy the amazing view into the wine room or transition to the billiards room for more entertainment. This spacious and functional lower level area also has two bedrooms each with a private bath and walk-in closet. Additionally, the professional home theater offers stadium-style seating and provides a theatrical ambiance to rival any big movie house with all the comforts of home. This room is truly a design blockbuster.

Finally, step outside to the backyard and discover a perfectly terraced lawn, professionally designed hardscapes, pergola, sitting wall, fire pit and waterfall providing the ambiance of a five-star resort with all the at-home privacy of being tucked away in a deeply wooded lot with breath-taking lake views.



For more information on Casa Bella Construction, visit them online at casabellaconstruction.com