



BUILDER: Austin Roeser
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ROESER HOMES

presents
The Bailey Model

It's impossible to walk through any Roeser-built home and not feel like a kid in a candy store. From the moment you pull into the driveway and are greeted by incredible style and charm, you know you are in for a real treat. It's almost as if living in one of these homes is akin to wearing an impressive outfit, as friends and family will undoubtedly note, "This home is so amazing," to which you can respond, "Why, thanks. It's a Roeser."

But before you enter this home in the Canyon Creek subdivision in Lenexa, Kansas, you have to meet the builder. Laid back and easy going, Austin Roeser presents as just a regular guy, the kind you'd like to have as a neighbor and certainly the type who would come over on a warm Saturday evening and help you fire up the backyard grill. Do not confuse his relaxed demeanor, however, with lack of drive and ambition when it comes to designing and building homes. To that end, he is all about quality, integrity, honesty, and, if it's not obvious yet, some pretty cool designs. His flair for unique style and attention to detail propel him to the top of the class when it comes to top-notch home builders in the metro area, and this particular stunner, known as the Bailey, certainly lives up to the Roeser brand. This original two-story plan has been a part

of Roeser's portfolio for years and has truly gone the distance with respect to overall appeal.

"It's the perfect family home," noted Roeser referring to this exceptional two-story, three and a half-bath, three-car garage design that dishes up 3,200 square feet of perfect living space for the entire family.

Just moments into the front door, you are greeted by an impressive two-story entry, an elegant arched dining room with columns that tie into the chair rail on one side and a multifunctional home office/study with glass French doors and windows all around the entry frame on the other side.

One of the primary focal points of this dream home is the beautiful split center staircase which makes a statement but does not overwhelm the space. Your attention will also be drawn to the two-story hearth room with a wall of glass, corner stone fireplace and decorative niches that add the perfect touch. An adjoining formal living space stands at the ready for hosting parties or just being used as a kids' play zone while you prepare dinner.

The kitchen is the perfect gathering spot for those casual get togethers where fun and laughter are always on the menu. Among the many features of this highly functional space that is any chef's delight is the oversized island with a thick marble slab, stainless steel appliances, 36" gas cooktop with accented glass mosaic tile, soft close drawers and a large walk-in pantry. The black lacquer cabinets add a trendy personality to the space. This is not just a kitchen; it is a haven for culinary inspiration.

Just off the kitchen and next to the garage entry is a mudroom area complete with built-in cubbies. A half bath is situated at the end of the hall and a butler bar is located on the other side of the mudroom. Outfitted with tile backsplash sporting a stainless steel round patterned design, this cozy bar is the perfect spot to prepare beverages for guests and store your favorite glassware.

As you make your way upstairs, prepare to feel as if you have entered a luxurious hotel where four bedrooms eagerly welcome you. Two bedrooms are separated by a full bathroom and a third bedroom enjoys its own full bathroom and can serve as a cozy guest retreat. All of these secondary bedrooms feature vaulted ceilings and walk-in closets.



Progressing down the hallway to the master suite, built-in cabinets provide extra storage for towels and linens. From there, a tremendous showcase awaits as you enter the master bedroom through a unique circular rotunda.

"This 10-foot atrium-like area with its round ceiling and accent lights hides the master bedroom door and laundry room,

offering some privacy and giving the room a retreat-like ambiance," explained Roeser.

The master suite comes fully equipped with a sitting room, a fireplace, a full bathroom with a frameless European walk-in shower featuring two shower heads and a rain head, and contiguous laundry room.

"The laundry room is accessible from the master bedroom as well as from the hallway," said Roeser.

Like the kitchen, all of the cabinetry, shelves and wood features bear the black lacquer style.

All rooms upstairs are carpeted while the main level has hardwood floors, including the dining room and the great room, which are comprised of wide grey-washed eight-inch planks which has been wire-brushed, taking out the soft grain and leaving the hard grain in, providing a noticeably unique texture.

"This home is all about the details," emphasized Roeser. "It doesn't lack many things!"



**For more information on this model plan
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