



## SUMA DESIGN AND CONSTRUCTION PRESENTS THE SANTA CLAIRE III

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For homeowners desiring to make a strong statement with their design selections, perhaps a visit to a Suma Design and Construction home is in order. Mark Sumada is widely known for artfully integrating a variety of design features, such as strong, geometric shapes, ample use of natural light, oversized, symmetrically placed windows and open floor plans that easily embrace the outdoor living areas.

With 40+ years of experience in the construction industry, Sumada is the consummate expert and master of his craft. His creative wheels constantly in motion, he enjoys the motivation new sparks of creativity afford him and embraces unbridled enthusiasm when it comes to his trade. His design portfolio is not only an open book, but potentially one without end, as he continually strives to remain a leading force in the inspired designs he brings to life. What never changes, however, is Sumada's commitment to quality and value. Those are the primary elements that can be found in each and every Suma Design-built home. They are not optional.

"We still adhere to quality, energy efficiency and style," he emphasized.

Sumada works from a strong toolbox of ideas that include simple, clean lines; a decided rhythm and cohesiveness achieved through repetition of various design elements; and exciting contrasts in colors and materials, such as mixing wood elements with steel or copper accents with tile. Unafraid to color outside the lines, Sumada embraces varying color schemes, some bold and some soft. And then there may be the occasional element of surprise, such as a unique water faucet fixture, one-of-a-kind hardware, or an asymmetrically designed fireplace. Sumada understands contemporary design can be fun.



Taking that fun to a new level is one of Sumada's newest designs: the Santa Claire III. This particular reverse one-and-a-half story model, located in south Overland Park's Chapel Hill community, boasts four bedrooms and four bathrooms, easily maximizing the 3,300 square feet of available space. Inspired by Sumada's earlier Madison plan, this home is a smaller version of that model, but it certainly does not lack any design or function prowess. It knows what it is doing and enjoys the results.

"This particular design not only has that contemporary feel but also a lot of added pizzazz," Sumada noted.

Upon approaching the home, the stone and stucco façade gracefully balance the cedar garage doors and the 30-year timberline roof. The vaulted 17-foot entry way offers an open and dramatic welcome to the home's spacious open floor plan, which includes a spacious kitchen and a vast great room, both of which rely on various layers of design elements to seamlessly pull the contemporary look together.

Walnut flooring dominates throughout the primary living areas on the main floor, including walnut on the box vault ceiling in the kitchen and on the bannister of the stairs. Stainless steel cable rails add a confident edge. In the great room is a 12-foot scissor door that opens to a covered deck, creating a simultaneous indoor/outdoor living space, perfect for entertaining. The corresponding large, fixed glass windows in the great room invite ample amounts of natural light and the gas linear fireplace framed with marble tile complete the look.

The kitchen boasts a large multi-purpose island, complete with ample storage, a stainless steel farmhouse sink, dishwasher and trash holder. The bright granite on the island harmonizes eloquently with the quartzite countertops along the perimeter. For an added dash of flavor, wavy Ice Gloss porcelain tile on the backsplash stands as a great conversation piece.

The master suite offers a vaulted ceiling with walnut trim and fixed windows that draw in that natural light for which contemporary home designs are known. The adjoining spa bathroom pairs an oversized soaker tub with the expansive shower, each standing in stark contrast to the oversized and smaller contemporary graphite tile pieces. Vessel sinks sit atop dark beechwood vanity, highlighted by textured tile on the adjoining wall. The three mirrors add another layer of a modern vibe.

On the lower level are two bedrooms, a Hollywood bathroom, and a private bathroom with a walk-in shower. The living area has a built-in entertainment center, complete with glass shelves framed with walnut trim. Porcelain tile makes up the face of the center. A full bar just off to the side celebrates a unique granite and stainless steel tile



backsplash mixture, which plays well with the enameled beechwood of the bar and the porcelain white polished tile floor.

Sumada has also added a layer of exciting technology within this home with Control 4, an automated home lighting system, which allows the homeowner to control both interior and exterior lights from an application on a cell phone. This allows the homeowner to readily control the lighting, creating personalized features, illuminating hallways or walkways, dimming lights, and so much more.



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