

LUXURIOUS BLACK HILLS LIVING

WITHIN MINUTES OF RAPID CITY

\$649,450

6196 Timberline Rd W; Rapid City; Westberry Trails Subdivision
For Sale By Builder: JADON CONSTRUCTION

Construction & Exterior

- Lot Size: Nestled on about on 6 acres,
 - With option to purchase an additional 18 acres! (nearly 24 acres total)
- Total sq ft: 4653
- Finished sq. ft: 2626 (Builder is willing to finish part or all of the basement)
- Finished 3 car garage: 900 sq ft
 - Insulated, Sheetrocked, Taped, Textured, Painted
- 2 X 6 Framing
- Insulated Styrofoam Concrete Foundation – Very Energy Efficient
- 31x6 Covered Concrete custom stained & stamped Patio
- Custom Hand Textured Stucco w/ custom Rock accents & Khaki Hardi Plank Siding
(Completely maintenance free exterior)
- 30 Year Asphalt Shingles & Seamless Gutters
- Concrete custom stained & stamped Driveway (on the way!)
- 450 sq ft of Custom Trex Decking (no maintenance) with amazing views!
- Additional Trex decking off garage door!
- Further Landscaping Pending & Included
- Alside Maintenance Free Low E insulated Windows
- All Electric Efficient Heat Pump w/ Demand Control (=low utility bills!)
- Central Air
- Electric 80 gallon water Heater
- Insulation: R19 Walls & R38 Attic (blown in)
- 220 Volt 200 amp service

Entryway & Main Floor Features

- Mosaic Medallion in entryway
- 19 Ft Ceilings in Great Room & Foyer
- 9 ft Ceilings on Main Floor
- Custom Colored/Stained Oak Trim w/3 Panel Oak Doors
- Custom Wall Detail w/ Indirect accent lighting
- Arched Entryways & Rounded Walls
- High Grade Deep-Pile Mohave Carpet
- 8 ft Sliding Patio Doors
- Matching Lighting, Ceiling Fans, Chandeliers, & Hardware throughout
- Main Floor Laundry/Mud Room

Bedroom Features

- Vaulted Ceiling
- Walk in closets in 3 of the 5 Bedrooms
- Double Scalloped Ceiling (Bedroom #3)

Master Retreat

- 8 ft patio door to deck w/ unbelievable view
- Custom Wall Detail w/ Indirect accent lighting
- 6X7 Walk In Closet
- Gas Fireplace w/ Custom Mantle
- Round Wall
- Gorgeous Master Bath
- Caribbean Jetted Tub w/ custom design tiled surround & romantic lighting
- Custom Tiled Walk In Shower w/ Bench, Dual shower heads, Deco Art Shelves
- His & Hers Double Sink Vanity w/ attractive plumbing fixtures
- Cultured Marble Vanity Tops
- Private Water Closet w/ Pocket Door

Kitchen & Dining Room

- Custom Hickory Raised Panel Staggered Cabinets w/ Decorative Crown Molding And High End Upgrades (Soft Close, Wine Rack, Cutting Boards)
- Recessed Lighting
- Beveled Edge *Butter Nut Granite* Laminate Countertops w/ sparkle finish
- Breakfast Bar
- Travino Tile w/ Travertine like appearance
- Stainless Appliances & Stainless Steel Sink
- Custom Triple Tiered Ceiling around Octagon Shaped Dining Room
- 13x10 Dining Room –Octagon Shaped
- Underneath Cabinets Accent Lighting

Family Room

- Custom Moulding Antiquing of Gas Fireplace & mantle
- 8 ft patio door
- Custom Rounded Staircase leading to Upper Loft w/ Iron & Turned Wood Spindles
- Oak Treads with Carpet Runner
- Round Walls

Loft

- Window Seat w/ Built In Decorative Display Shelves
- Sitting Room & Loft Area overlooking the Great Room & Foyer
- 5th Bedroom with Oversized Closet
- Remarkable View

Basement

- Future theatre room
- Future wet bar
- Two future bedrooms
- Future Bathroom
- Large Future Game/Family Room
- Walk-Out Basement

Extras

- Builder's Home Custom Built from Start-to-Finish; Remarkable Views!
- Unmatchable Quality & Attention to Detail Throughout
- Original & Unique Floor Plan with Tasteful Design (no wasted space!)
- Extraordinary Retreat – Private, Serene, Secluded!
- Option to Purchase an Additional 18 acres
- Rustic Low Maintenance Black Hills Landscaping (in progress)
- Wired for Surround Sound – Speakers are purchased!
- Minimal protective covenants
- Sophisticated Warmth & Comfort
- Purchase Price includes all appliances

JADON Construction Co.

Donnie Kirschenman
6196 Timberline Rd W
Rapid City, SD 57702

605-209-3203 Donnie 605-390-6070 Amanda

Amanda is a licensed real estate agent with Coldwell Banker LKH in Rapid City.

www.homesinthehills.info
amandakirsch@rushmore.com