

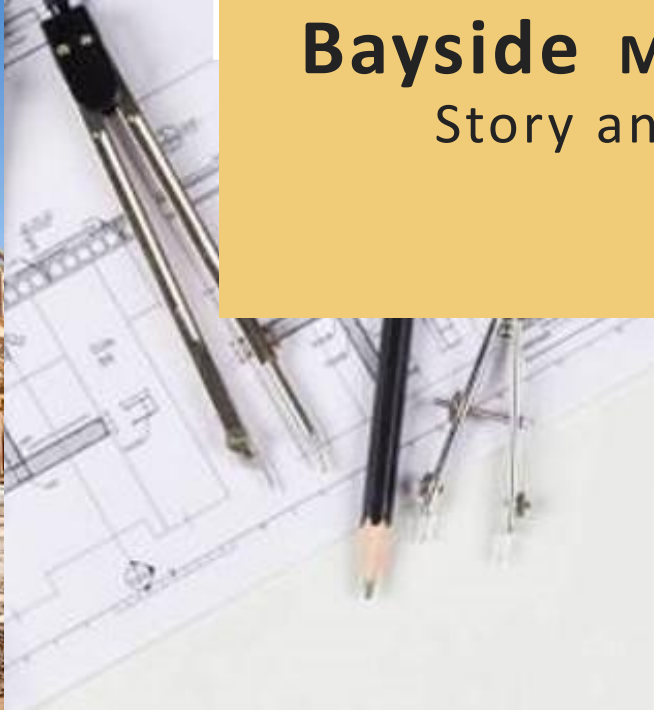


Home Builder's Association Parade of Homes 2023

LORI WOLPER

ITMD 132

MAY 8, 2023



Bayside Model Home

Story and 1/2

Don Julian Builders, Inc.
17329 Larson St
Overland Park, KS

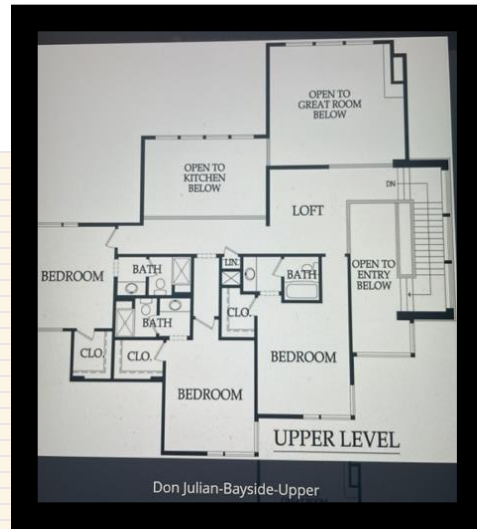
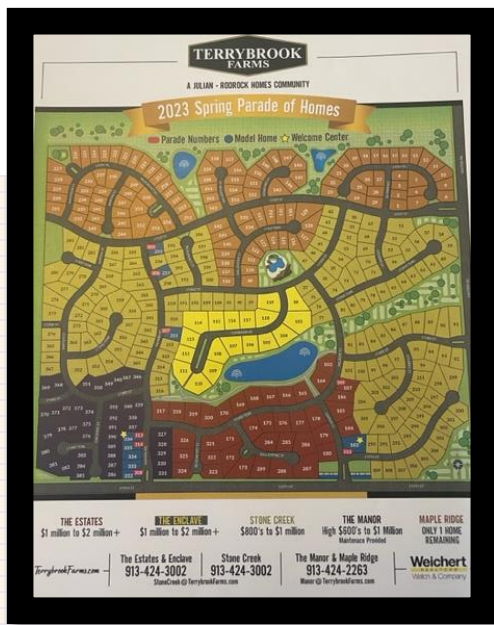
- 3,964 Sq. Ft.
- Price: \$1.7 Million
- 4 Bedrooms
- 4.5 Baths
- 3 Car Garage
- Lot Size: 0.51 Acres
Den / Office
Daylight
Corner
- Type: Walk-out
- Walkout
- Credit Source:
- www.donjulianbuilders.com

Amenities at Terrybrook Farms The Estates

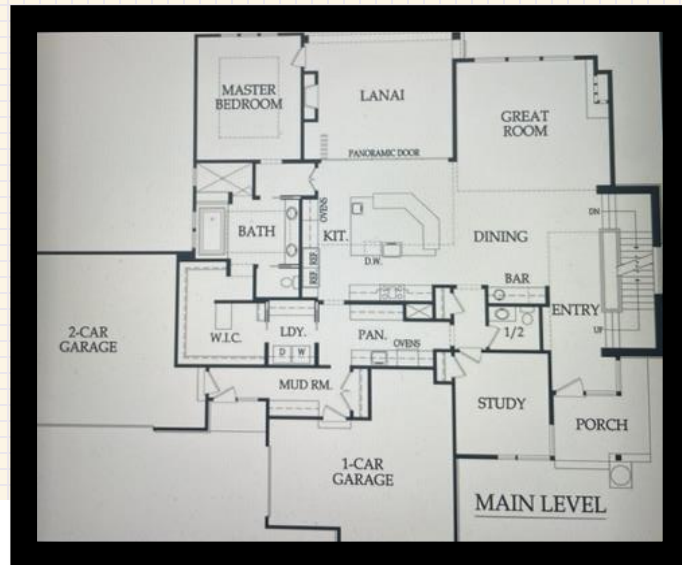
[Swimming Pool](#)
[Clubhouse](#)

Covered Outdoor
Seating
Fitness Center
Sports Court
Children's Play Set
Home Association
HERS rated home
Walking Trail





FLOOR PLAN

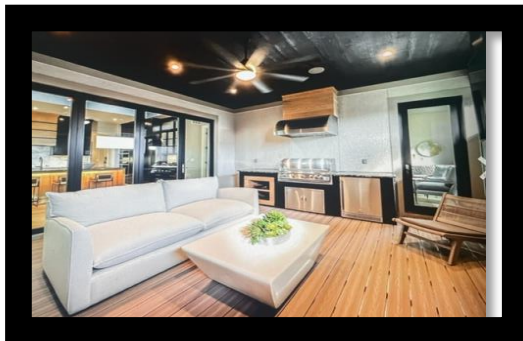


Design Style-Contemporary Chic

Interior Designer-Teri Stolz



OUTDOOR

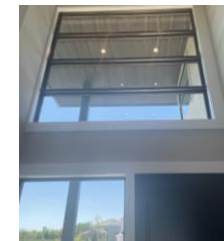


This house had endless details or “wow factors”. It was difficult to decide on one room that was the winner. I am going to start with my ***surprise element***. The outdoor entertainment space, a lanai is something I have never seen before. The space sits opposite to the indoor gourmet kitchen. There is a large glass door front which is retractable. This divides the two rooms, but you can open the retractable doors fully. The realtor said, “That the doors are the first to be installed in KC.” You can see this in the top two pictures in the left top corner. There were open windows and a deck with screens, a built-in grill/kitchen, and a lounging area with a flatscreen and fireplace. The materials selected were stainless steel walls, gray concrete wall, black ceiling, and a wood/black grill area. The picture in the upper right-hand corner shows the back of the house where the lanai is. The outdoor space is one of the main center focal points in the house.



Roof Shingles

Grand Foyer



The house had an abundance of natural light beginning at the front door with horizontal windows on top and wide floor length windows in the **grand foyer** and along the side of the floating staircase. The view was dramatic with a black and light oak wood panel moving vertically up the staircase. The staircase railing was black iron with stainless steel cables. The solid wood stairs were the same as the paneling and hardwood floors. The vast number of windows made you feel like the outdoors were inside as well.

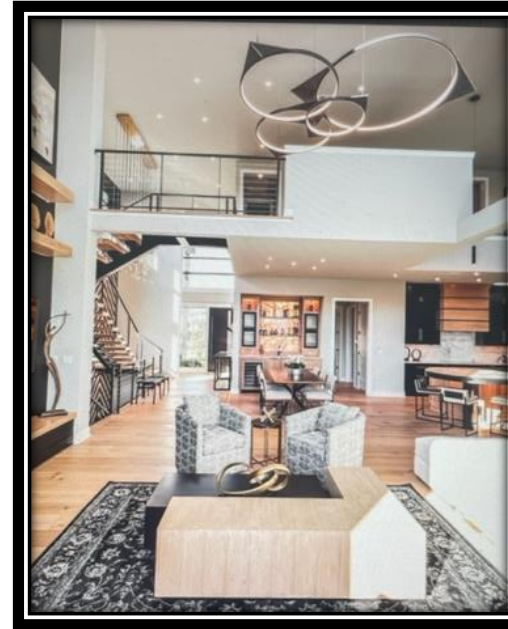
This house was designed by an **Interior Designer-Teri Stolz**. She designs exclusively for the Don Julian Building Company. Her design style was modern contemporary. I appreciated the way she mixed metals, and the contrast between black and wood was harmonious. The upstairs and the downstairs had flow that was functional, but incredibly pleasing to the eye. The materials and finishes were stunning showing harmony throughout the floor plan. The kitchen had dark solid wood cabinetry and a sleek island with under-lit lighting and a black leather granite countertop that we had just seen a week ago. The opposite countertop was white quartz with taupe veining. She selected brushed gold hardware and accents of light solid wood for the cooking hood cladding, and the bottom of the island. There was a smaller second kitchen behind the main one in the same dark cabinetry. This would be perfect for entertaining when you need a second dishwasher.

Dining / Kitchen



Great Room Living Area

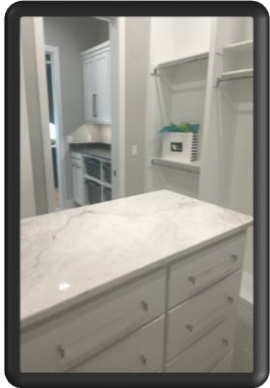
The breathtaking **great room** featured a floor to ceiling fireplace and floating shelves. You could tell the materials and finishes were solid craftsmanship. Everything was well thought out and had purpose, function, and ample storage. From the blinds on the vertical high windows to stonework all the way up to the ceiling on the fireplace. She unified the warmth of the lighter solid wood, with dramatic black hues, and natural, accent, and ambient lighting. This mix gave the house a contrast that felt balanced, but edgy and modern.



Master Suite --- Bedroom and Bathroom Level 1

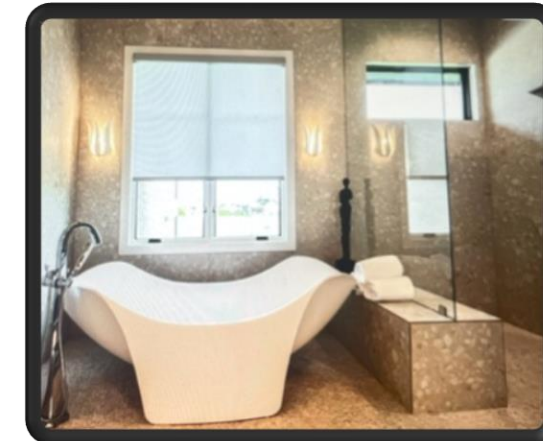
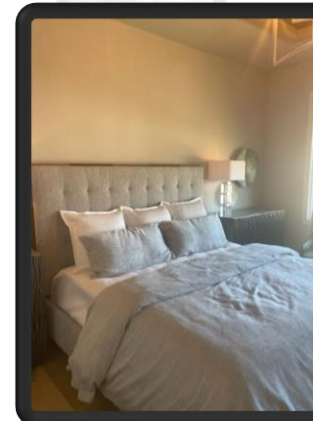
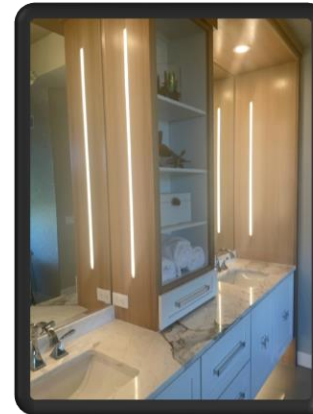
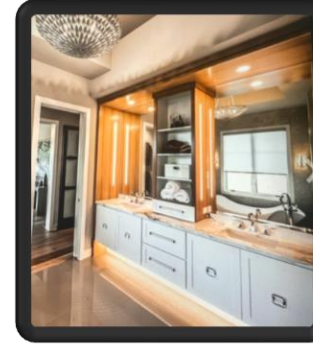


Washroom



Master Suite Walk-in Closet transitions into Master Bathroom

The door behind the kitchen had a washroom connected to the walk-in closet. The closet space went all the way to the ceiling which must have been at least 10ft or more and an island in the middle with drawers. The closet led into the master bathroom with the toilet in a separate room, a two-sink vanity with a quartz countertop and LED lights. The lower right-hand picture is the shower tub combination with stone tiles. The tiling and walls were neutral with accents of the same wood throughout the home. The textured ambient lighting fixture was stunning.



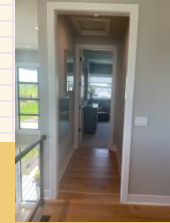
Bedrooms 2nd Floor

The solid wood floating staircase went up to the second floor. At the top of the loft is a sitting area with two chairs and a table.



You could look downstairs with an open view of the kitchen/living area. There were windows that let in natural light behind the loft. The doors were solid wood and taller than 8ft. All ceilings were higher than 10ft. This opened the space up vertically giving the bedrooms a feeling that they were larger. There are pictures of each **bedroom/bathroom** on the right side. Each one was unique and modern with quality materials such as polished chrome and matt black faucets to porcelain tiles.

1



2



3

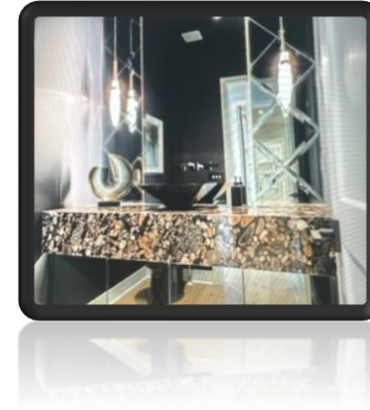


Functional Spaces

Other Areas: Loft, Hallways, Second Entrance with Mudroom, Pantry, Upstairs Sitting Area



The doors throughout the house were taller than 8ft. This was enough headroom for any size of person and the width is enough to get a wheelchair in and out without being cramped. There were doors to the master suite giving privacy on both sides.



Powder Room on the 1st level
At the end of second smaller kitchen



Second entrance between the two garages: totaled 3. There was a mudroom to your left then a door equipped with storage for coats, shoes, and keys. The door to the single garage was next, and then continuing with a spacious pantry.

Light Fixtures Unique Features

The lighting was unique and added additional character to the house. Many forms I had not seen before so this was a real treat. My favorite was the brushed gold hanging chandelier in the foyer. The task lighting in the second kitchen was well thought out. The designer picked out interesting shapes and textures with her **light fixture** selections.



Second kitchen



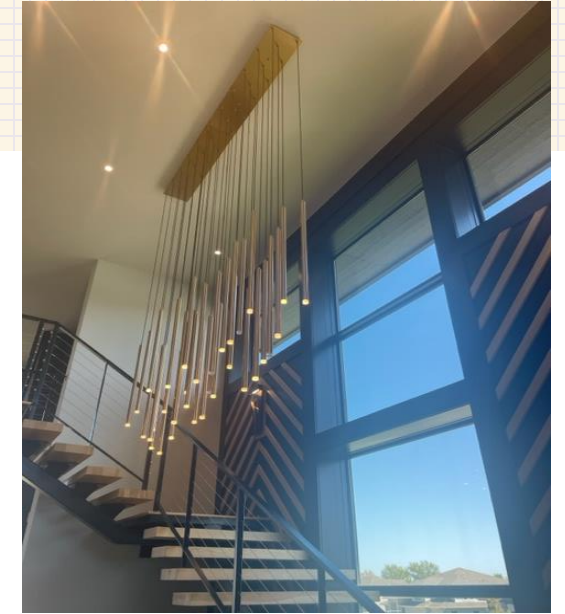
Light fixture in a bathroom on the 2nd level



Hanging fixture in Great Room



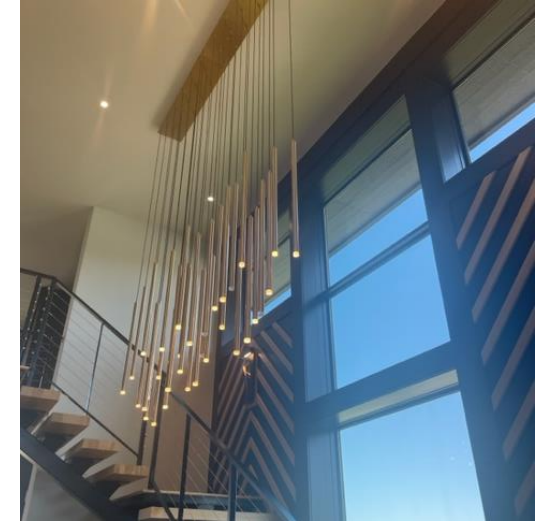
Master Bathroom



Hanging pendant light fixtures Over the kitchen

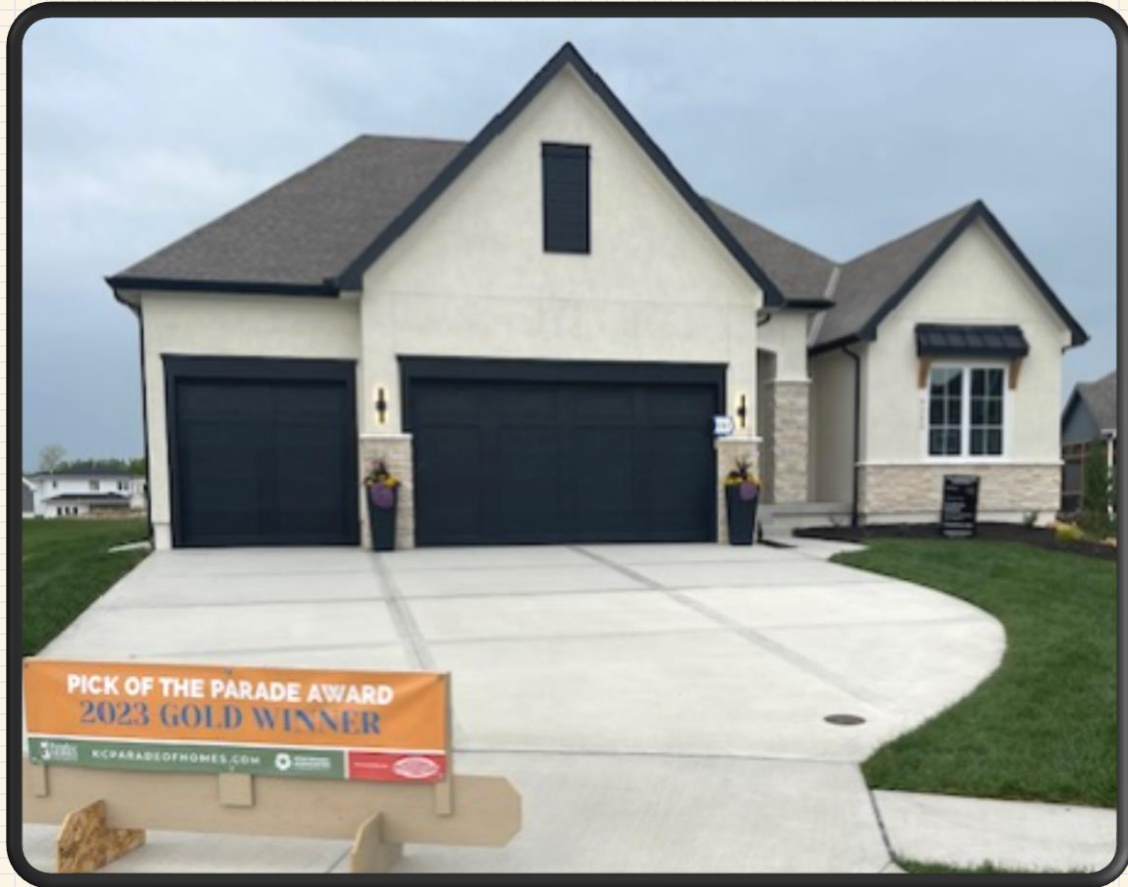


My overall thoughts were positive. The house has been sold. They were keeping most all the designed parts with furnishings. The same designer will finish their basement as well. I felt like the construction team and the designer most likely worked well together. Don Julian Building Company won last years house of the year. I got lucky seeing such beautiful craftsmanship and bold ideas.



Thank you, Parade of Homes!

LORI WOLPER | ITMD132 | MAY 8, 2023



Home Builder's Association

Parade of Homes 2023

Lori Wolper

ITMD 132

May 8, 2023

Estancia II

Model Home: Reserve Story &1/2



- Price:\$737,123
- Design Style: Mid Century
- 4 Bedrooms
- 3 Baths
- 2 Car Garage
- Builder: DCB Homes, LLC
- www.dcbhomeskc.com
- Walkout: Covered Patio
- Credit Source:
STEPHANIE@THECOLLECTIVEKC.COM

**9252 Saddletop St.
Lenexa, KS 66227**

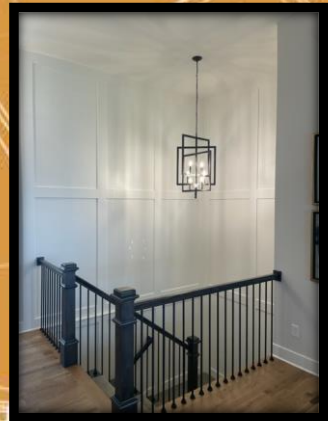
**Amenities at
Prairie View at
Creeside Woods**

Swimming Pool
Abundance of
Greenspace
Soft Maintenance
Lots
Home Association
HERS rated home

Decorative Interior
Stager

Foyer-Front Entrance

The entrance was not what I was expecting based on the exterior of the house. It did not look like the home on the parade of homes app. The exterior materials were quite bland and compact with the front door hidden between the two sides of the house. When I walked in, the ceiling was vertically higher than the standard scale. This opened the room up and lengthen the home with the use of vertical line. This gave the entrance a formal appearance. The windows around the front door added some natural light. To be honest I was not sure if the natural light would be bright at all. The interior looked more spacious than the exterior. I believe the flooring helped open the space up as well. The long plank engineered oak hardwood was throughout the great room and kitchen/dining area giving more extension. I felt like the upstairs and downstairs had good flow and the materials were united throughout the house. The style felt the same on both levels.



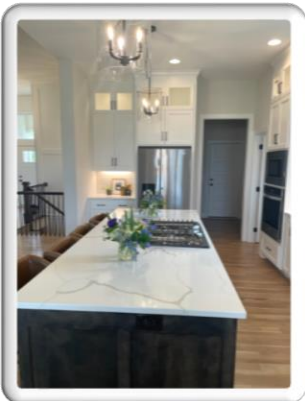
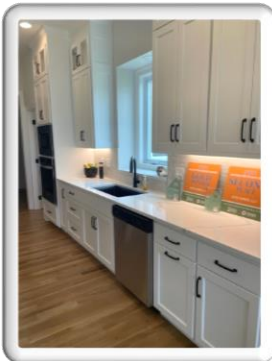
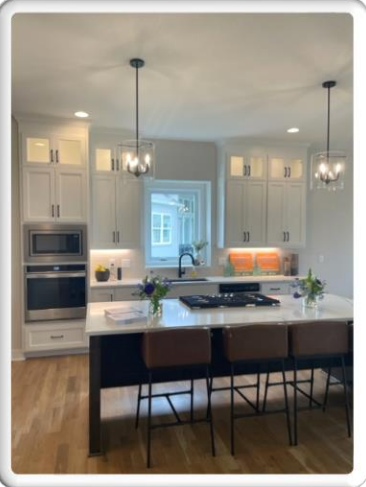


The great room was a light and airy main level with a spacious floor to ceiling split stone fireplace. I felt like the furniture in the great room was not proportionally correct. It seemed too big for the scale of the living area. This house was staged and not designed by an interior designer. You could tell this was the case. It would have had more variety in furnishings. The design style seemed to be mid century. There were built in cabinetry with floating shelves. The great room expanded outside with an 8 x 12 slider door leading to the back patio. The yard was quite close to neighbors. Landscaping would be a great idea for more privacy.

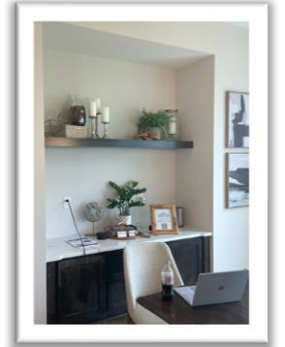
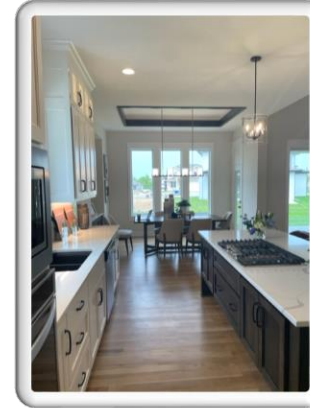
Great Room/Outdoor Space



Dining / Kitchen Area



I felt like this home was ADA compliant. Walkways and door frames had enough width to get through all openings. The open kitchen/dining area had built-in cabinetry with quartz tops. The kitchen had a neutral subway tile backsplash, a white quartz with beige veining countertop, a gas range, double stacked oven/microwave, and built-in stainless-steel appliances. The light fixtures had a mid-century vibe and were all different in scale but repeated the black matt finish throughout the home. Some light fixtures felt like they were not proportional to the area like the one above the staircase.

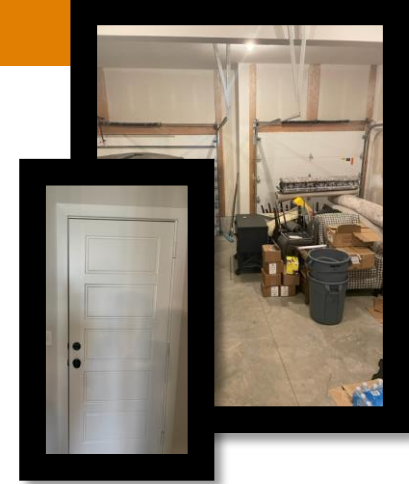
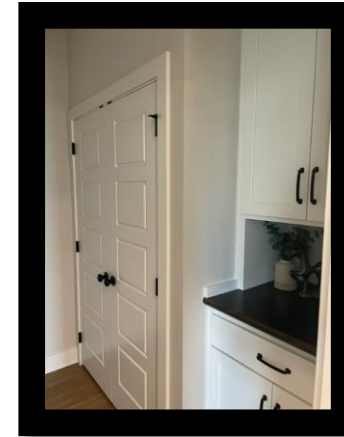


Functional Spaces

Butler's Pantry, Mudroom with Closet, Garage Entrance



One of my favorite features of the home was the butler's pantry with a prep sink off the kitchen and a large pantry. There was plenty of ample storage. It had a 2-car garage that led into a mudroom and coat closet. You could tell that the doors and knobs were not solid quality like the first house I was in, but the space was planned out well with enough storage areas and open spaces.

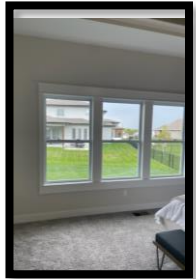


Master Bedroom and Bathroom



There was a spacious master suite on the main level with gray carpet that was quite soft but would be difficult to keep clean. The bathroom was connected to the bedroom and had a separate walk-in shower, a freestanding bathtub, and a large walk-in closet. Off the walk-in closet was a washroom with hanging space and storage cabinetry.

There was a second bedroom and full bath on the main level. This was set up as an office. I thought it made a lovely office in the front of the house. The wood paneling in the office gave interest in contrasting colors. There was ample windows in every room. This helped bring in natural light.

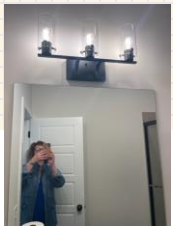
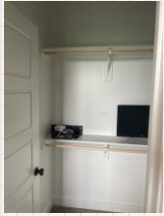


Finished Lower-Level / Living Area

The staircase was black iron showing cohesion with the other black matt light fixtures. It led to the finished lower level with a large entertaining rec room with a wet bar. The wet bar was my ***surprise element*** in the house. The bar backsplash grabbed my attention. The black subway tile shimmered vertically upwards. This made the ceiling seem higher in the lower level. The light wood floor with the black and dark wood cabinetry was balanced very well giving interest. The accessories sitting on the countertop added to this interest. There was a taupe carpet throughout the rest of the lower level. I thought the stager did a great job with the lower level but could have improved on the main level.

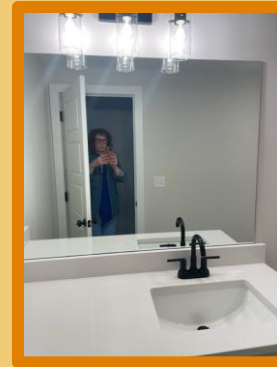
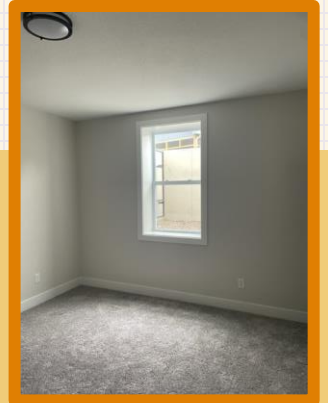
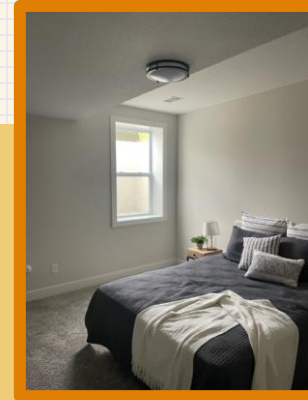


Second Bedroom Main Level



I was not impressed with the bathrooms, especially on the lower level. The bedrooms had proper windows which helped with natural light but were hardly decorated with furnishings. The materials in the bathrooms looked like they were ordered at Home Depot. The main level bathroom was somewhat nicer with a better-quality walk-in shower but did not look like it was tiled. It seemed like many of the showers had a plastic covering and real tile.

Two Secondary Bedrooms Lower Level

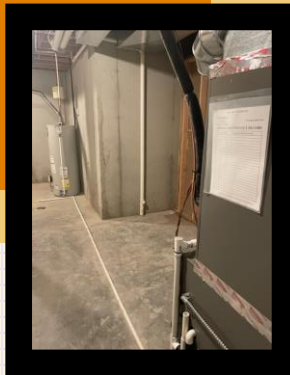
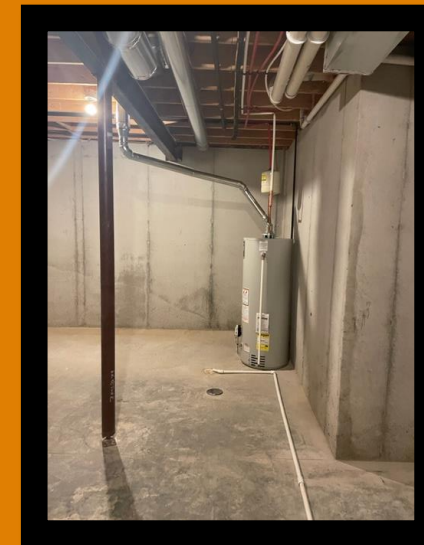


My thoughts about this house...

I feel like the comfort of the floor plan would be worth the \$737,123 and probably the schools in the area. Based on the materials used in some of the bathrooms and the carpeting throughout I am not sure I would pay this amount. The walls and doors did not seem like solid wood. The location was very far from the city. It was difficult seeing this house after seeing the first one. I am glad I got to see the difference in price categories and materials. Next time I will reverse my visit and look at the smaller house first and then the larger one second. I can see why the house won distinctive plan and design for 2023. I do believe with improved furnishings this house could have a wow factor.

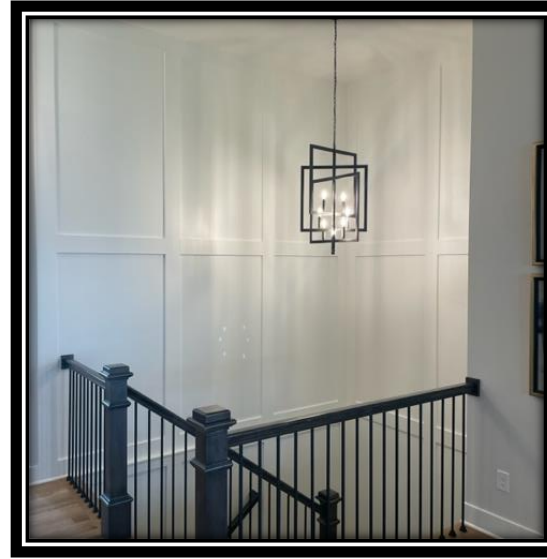


Utility Room





The Wet Bar



The Wall Paneling in the Staircase Area

Thank you, Parade of Homes!

LORI WOLPER | ITMD 132 | MAY 8, 2023