

DEVELOPER: W.E. Dinneen Inc.



## STANDARD SPECIFICATIONS

\*The Design Studio, inc. (TDSi) designed the Lotus townhomes to incorporate the latest techniques in new home construction while maintaining the downtown urban characteristic look and feel.

\* Each Townhome was carefully constructed by Paul Frauendienst Quality Homes and their Subcontractor team.

### GENERAL

- 1 Year builder warranty to buyer at time of closing
- Designed & built with energy conservation standards & blower door tested

### FOUNDATION

- Steel-reinforced 4-foot concrete engineered foundation
- Underslab vapor barrier and ventilation system

### FRAMING

- 2"x6" Exterior walls and 2"x4" interior walls
- Engineered floor and roof truss system
- 7/16" Exterior wall and roof sheathing- "ZIP" system

### WINDOWS & DOORS

- Low-E, energy efficient, casement & fixed, double-glazed, Plygem 700 Series Vinyl Windows
- Therma-Tru swinging doors

### HEATING & AIR CONDITIONING

- Lennox 92 plus high efficiency gas forced air furnace
- 13-Seer central air conditioning unit
- Superior natural gas fireplace in second floor family room

### INSULATION

- R21 fiberglass insulation in exterior walls and garage wall
- R49 fiberglass insulation in attic
- R11 fiberglass insulation in each party wall
- R30 fiberglass insulation in garage ceiling

### PLUMBING

- Self-draining sill cocks
- Delta single-lever oil rubbed bronze or brushed nickel faucets
- Glass shower enclosure in master bath
- Navien tankless water heater

### MASONRY & SIDING

- Summitt Brick on elevations
- ABC Seamless steel siding & gutters

### GARAGE

- Attached, two-car garage
- 8-foot insulated garage doors
- Belt-driven openers with remotes
- Sheetrock & fire taped garage walls

### ELECTRICAL

- Underground utilities, including Century Link & Charter Spectrum (all fiber available cable)
- IT & television wiring are pre-wired
- 200AMP electric service
- Can lighting throughout
- Over/ under cabinet lighting
- LED lighting throughout

### ROOFING

- IB- PVC Roof Single Ply Membrane System

### INTERIOR

- White, two-panel colonist doors with painted jams and trim
- 9-foot main floor ceiling
- Schlage brand interior and front door hardware
- Stainless steel kitchen sink with disposal
- Knock-down wall and ceiling texture
- Tile in master bathroom
- Luxury vinyl plank flooring on main floor, bathrooms, and laundry room
- Carpeted bedroom and stairs
- Cambria Quartz countertops throughout
- Upgraded light fixtures

### KITCHEN

- Dishwasher
- Gas Range
- Microwave
- Refrigerator with ice maker
- Schroll Custom Cabinets with roll-out trays
- Cambria Quartz countertops

### LANDSCAPING

- Sod, trees, fence, sprinkler system and dog run

\*Standard specifications by the developer: W.E Dinneen Inc. only & subject to change at developer's discretion



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FRAUENDIENST  
QUALITY HOMES



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THE PROPERTY  
EXCHANGE

## **The Lotus Townhomes in the Nishigawa Subdivision.**

### **Why Lotus? Why Nishigawa? Why those names?**

There are ten new townhomes recently completed at 509 to 527 West 17<sup>th</sup> Street in downtown Cheyenne. The 500 block of West 17<sup>th</sup> Street is in the original City of Cheyenne as planned and surveyed by Grenville Dodge of the UPRR in 1867, Cheyenne's first year. There have been structures on this block since 1867. The block has been home to many fine businesses in the last 150 years. During the years 1910 through 1970, perhaps some of the most interesting businesses on West 17<sup>th</sup> Street were owned and/or operated by families with Japanese heritage. Some of the Japanese businesses on the 500 block of West 17<sup>th</sup> Street included a rooming house/hotel, a cigar store, a famous restaurant (the "City Cafe"), a pool hall, a bar, and an art store. It is surprising to many Cheyenne citizens to learn that according to the U S Census from 1910 to 1970, the largest populations of Asian heritage residents in both the State of Wyoming and Laramie County were Japanese. Many of you might have guessed Chinese, Korean or Filipino. The Japanese had a significant role in helping to build our city and state. In honor of this Japanese heritage on West 17<sup>th</sup> street, the ten Lotus Townhomes are named after the lotus flower, a very popular and symbolic flower in Japan. The Lotus townhome project is in the newly created (2018) very small Nishigawa Subdivision. Nishigawa is a Japanese word which is roughly translated as "west edge".

The builder of the ten Lotus Townhomes is Paul Frauendienst of Frauendienst Quality Homes. The first two townhomes were completed in July 2019 and the remaining eight townhomes and landscaping were all completed by April 2020. The project was designed by TDSI architects, funded by First Interstate Bank and developed by W E Dinneen Inc. Jon Pietsch at Coldwell Banker is our project realtor.



Address **523 W 17TH ST**  
 Unit #  
 Asking Price **\$389,000**  
 Status **ACTIVE**  
 Type **Townhouse-end unit**  
 City **Cheyenne**  
 Class **Residential**  
 MLS # **77735**  
 Style **2 STORY**

# of Bedrooms **3**  
 # of Baths **3**  
 Garage **2**  
 Garage Dimensions **22x21**  
 Outbuilding Dimensions  
 New Construction **Yes**  
 Construction **Site Built**  
 Acreage **0.05**  
 Virtual Tour  
 Days On Market **178**

#### GENERAL

Subdivision	<b>Nishigawa Subdivision</b>	List Ofc 1 - Ofc Name	<b>Coldwell Banker, The Property Exchange</b>
Year Built	<b>2020</b>	Living Size	<b>10x12</b>
Upper Sq Ftg	<b>1175</b>	Living Level	<b>M</b>
Main Sq Ftg	<b>665</b>	Family Size	<b>15x15</b>
Above Grade Square Feet	<b>1840</b>	Family Level	<b>U</b>
Lower Sq Ftg		Dining Size	<b>8x13</b>
Lower % Finished		Dining Level	<b>M</b>
Basement Sq Ftg		Kitchen Size	<b>11x13</b>
Basement % Finished		Kitchen Level	<b>M</b>
Total Square Feet	<b>1,840</b>	Laundry Size	<b>6x10</b>
Bedrooms/Level Upper	<b>3</b>	Laundry Level	<b>U</b>
Bedrooms/Level Main		Master Bedroom Size	<b>13x18</b>
Bedrooms/Level Lower		Master Bed Level	<b>U</b>
Bedrooms/Level Basement		Master Bath	<b>Y</b>
Baths/Size/Full	<b>2</b>	Bedroom 2 Size	<b>10x15</b>
Baths/Size/3/4	<b>0</b>	Bedroom 2 Level	<b>U</b>
Baths/Size/Half	<b>1</b>	Bedroom 3 Size	<b>11x10</b>
Baths/Level Upper		Bedroom 3 Level	<b>U</b>
Baths/Level Main		Bedroom 4 Size	
Baths/Level Lower		Bedroom 4 Level	
Baths/Level Basement		Bedroom 5 Size	
Bath 1 Level	<b>MAI</b>	Bath 2 Level	<b>UPPE</b>
Bath 2 Level	<b>UPPE</b>	Bath 3 Level	<b>UPPE</b>
Bath 3 Level	<b>UPPE</b>	Bath 4 Level	
Bath 4 Level		Bath 1 Size	<b>HALF</b>
Bath 1 Size	<b>HALF</b>	Bath 2 Size	<b>FULL</b>
Bath 2 Size	<b>FULL</b>	Bath 3 Size	<b>FULL</b>
Bath 3 Size	<b>FULL</b>	Bath 4 Size	
Bath 4 Size		Extra Room	

#### FEATURES

Exterior	<b>Brick, Metal Siding</b>	Foundation	<b>Slab</b>	Air Conditioning	<b>Central A/C</b>
Fireplace	<b>One, Gas Fueled</b>	Roof	<b>Fiberglass</b>	Gas	<b>Black Hills Energy</b>
Inclusions	<b>Dishwasher, Disposal, Microwave, Range/Oven, Refrigerator</b>	Car Storage	<b>2 Car Attached, Garage Door Opener</b>	Electric	<b>Black Hills Energy</b>
Animal Features	<b>No Horses</b>	Heating System	<b>Forced Air</b>	Water	<b>Public (City) Water</b>
Interior Features	<b>Cable TV, Eat In Kitchen, Walk-In Closet, Thermal Windows</b>	Heat Fuel	<b>Natural Gas</b>	Sewer	<b>City Sewer</b>
		Miscellaneous	<b>Covenants Apply</b>	Deed Transfer	<b>General Warranty</b>
				by Proposed Financing	<b>Cash, Conventional, FHA, VA</b>

#### FINANCIAL

Taxes **TBD** Tax Year HOA/Lot **Lawn Maintenance, Snow**

## DINNEEN • DOWNTOWN

See more information at  
[DinneenDowntown.com/LotusTownhomes](http://DinneenDowntown.com/LotusTownhomes)



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 QUALITY HOMES



*Consider It Done!*

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