

A comprehensive resource for new and existing homes, rentals and consumer information.

Saturday Homes

A NEW HOME REAL ESTATE AND RENTAL SOURCE.

www.kansascity.com/homes



TOM FRENCH HOMES



| Submitted photo

Tom French Homes offers an array of homes in six maintenance-provided communities with prices that range from the low \$200,000s to \$800,000.

New homes underway in several communities

Information provided by **Better Homes and Garden Real Estate, Kansas City Homes**

Tom French has earned a stellar reputation over his 35-year building career, especially as a pioneer in developing and building maintenance-provided communities. Today that reputation translates into clients purchasing homes in his six communities at a record rate, in many instances before they are completed. So if buyers find something they like, they

shouldn't hesitate to buy it.

French offers an array of homes in those six maintenance-provided communities with prices that range from the low \$200,000s to \$800,000. No matter which home or community buyers choose, they will find the expert craftsmanship that has earned accolades for French throughout his career.

Available floor plans include townhomes, twin villas and stand-alone villas, depending on the community. All emphasize main-floor living, have finished

lower levels and meet the changing needs of the homebuyers' lifestyle.

Amenity packages vary from community to community and may include a swimming pool, exercise facility and walking trail. Provided maintenance in all the communities includes lawn maintenance and snow removal, with expanded maintenance for the attached homes.

In the Cottages of Cross Point Creek, a boutique neighborhood of Craftsman-style villa homes near 87th Street and Renner

Road in Lenexa, two new floor plans are under construction.

One is a reverse 1½-story and one is a ranch. They are expected to start in the \$350,000s and should be completed in seven months. Additionally, this is a wonderful opportunity for custom build jobs. All the other completed homes have been sold.

This community is part of Lenexa City Center, an up-and-coming New Urbanism lifestyle. Several homes are under

SEE TOM FRENCH/ PAGE-E2

Renee Amey Team of RE/MAX Elite

The best in lakeside living can be found in Lee's Summit

Information provided by **RE/MAX Elite**

You could live near the sunny beaches of Florida and California or among the wondrous mountains of Colorado, but when some of the most amazing residential lake communities are in your own backyard, why would you consider living anywhere else?

Lee's Summit native Renee Amey of RE/MAX Elite brings more than a decade of experience to the home buying and selling arena and has truly found her niche assisting homeowners in discovering their dream homes in the lake communities of Lee's Summit.

Along with team members Melissa Hoffman and Angie Minor, who is Amey's sister, Amey brings a decided passion to what she does. After all, the lake lifestyle is not only in her heart but in her blood.

"I grew up in Lakewood," this award-winning Realtor and Lake Winnebago resident said. "So I understand that when it comes to the homes of these communities, we are not selling just houses but instead are catering to a lifestyle."

Although she assists clients all over the metro area and also specializes in acreage, Amey is

the consummate expert in the five Lee's Summit lake communities, which include Lotawana, Raintree, Lakewood, Winnebago and Prairie Lee Lake at Woodland Shores, and she understands what her clients want when it comes to finding that perfect home.

"Every home and every community has something distinctly unique about it," she noted.

Similarly, every family has something unique about it as well, and bringing the two harmoniously together is what Amey is all about.

"I love the lake lifestyle," she said, referencing the many activities that appeal to the outdoor, water-loving enthusiast. "Each lake community offers a variety of amenities and is unique in and of itself. Depending on the community, residents can enjoy water skiing, wake boarding, sailing, golfing, clubhouses, yacht clubs, fine dining and more. We take the time to find out what matters to our clients and match them with the perfect community. We are a source of information for them."

The many differences in all of the surrounding Kansas City lake communities is succinctly compared in Amey's "Lake

SEE RENEE AMEY/ PAGE-E2

Heritage Manor in Olathe

New homes in fitness-first community by Rodrock Development loaded with extras

Information provided by **Rodrock Development**

Heritage Manor, the Rodrock Development community at 165th Street and Mur-len Road in Olathe, has new two-story and reverse 1½-story homes ready for touring, and additional new plans underway.

Homes in Heritage Manor feature four bedrooms, 2½ to 3½ bathrooms and three-car garages. Home prices range from the upper \$200,000s to the mid-\$300,000s.

Homes by Hilmann Home Building, Reilly Homes, Rockwood Homes and Sallee Homes offer move-in availability ranging from 30 to 90 days. Homes by Gabriel Homes and a brand new plan by Doyle Custom Homes are at foundation stage. In addition, Chris George Homes currently has three custom build jobs underway.



| Submitted photo

Heritage Manor has new two-story and reverse 1½ story homes ready for touring, and even more underway.

"This is an outdoor lover's community, offering amenities uncommon in this price range" said Darol Rodrock, founder and

owner of Rodrock Development.

Included are acres of parkland, 24-hour access to the 3,300-square-foot two-level

clubhouse with state-of-the-art fitness facilities, swimming

SEE HERITAGE MANOR / PAGE-E6



Rebecca Sharp | Special to The Star

Renee Amey and her RE/MAX Elite team, which includes her sister, Angie Minor, and Melissa Hoffman, specialize in selling lake properties in Lee's Summit.

Shores and Lakeside at Chapman Farms

Sister communities experiencing building boom

Information provided by **The Rob Ellerman Team**

The success of eastern Jackson County sister communities The Shores at Chapman Farms and Lakeside at Chapman Farms has created a building boom, with numerous homes under construction by exclusive builder Summit Custom Homes.

The last 10 homes are under construction in the first phase of Lakeside at Chapman Farms and are currently available to purchase. The second phase of 41 home sites will soon be available.

"The inventory homes have various completion dates, with some available as early as the

beginning of July through August and others available within six months, said Jill Murphy, with The Rob Ellerman Team of Reece & Nichols Realtors, who markets the communities with Patty McDole.

Depending on the homes selected, buyers still have time to choose décor to personalize their new home. Prices range from the upper \$200,000s to the low \$300,000s in Lakeside.

Lakeside's sister community, The Shores, opened at the beginning of the year and already has several homes under construction, including four build jobs and five inventory homes.

Homes in The Shores have at

least 2,400 square feet of living space and some lot sizes are a quarter acre or more. All will accommodate at least four bedrooms and three-car garages, many offering a fifth bedroom on the main floor, perfect for an office, guest room, play or hobby room. Pricing begins in the \$300,000s.

The variety of lots available in The Shores include lakefront, walkouts, cul-de-sac, daylight and flat. The Shores has a total of 48 home sites with several already reserved.

"The lakefront lots are going fast," Murphy said. "Nowhere else in Lee's Summit do you find a lake view at this price point."

Award-winning builder Sum-

mit Custom Homes is the primary reason for the success of these two communities, Murphy said.

"We had a great year in 2012 and 2013 promises to be even better," she said. "People are selling their existing homes quickly now and it is creating a shortage of new-home inventory. Summit is working as fast as possible to fill that need while still providing the quality, energy-efficient homes for which it is known."

Standard features in Summit's homes include custom alder cabinetry; oil-rubbed bronze door knobs, pulls, shower and light fixtures; stained vanity cabinets with granite



Rebecca Sharp | Special to The Star

The Shores at Chapman Farms and Lakeside at Chapman Farms are experiencing a building boom, with numerous homes under construction by exclusive builder Summit Custom Homes.

bathroom counter tops and under-mount sinks; tiled floors in all bathrooms and showers; hand-scraped 5-inch wide plank

wood floors in all traffic areas including entry, kitchen, breakfast room, mudroom and powder

SEE SHORES/ PAGE-E3

TOM FRENCH: New homes underway in several communities

CONTINUED FROM E1

construction with staggered completion dates in Holly Ridge. This neighborhood at 158th Street and Lowell Avenue includes two distinct areas.

Prices for the twin villas in The Villas of Holly Ridge start in the \$280,000s, but are nearly sold out. Home plans include the Alderwood, Alderwood II and Oxford plans. Two homes will be available in August and three are scheduled for completion in December. These five homes are the last of the new twin villas.

The Village of Holly Ridge offers townhomes with prices starting in the \$240,000s for the Lexington and Madison plans. Three homes will be available in October and three will be completed in December.

All of the Holly Ridge homes are enhanced with thoughtful details such as expansive wood floors, granite counter tops in the kitchens and warm, rich color palettes. Stylish glass and stone mosaics are featured accents in the kitchens and bathrooms. A new fireplace design with a stained mantel and glass mosaic tiles, along with the traditional stained mantel with faux stone surround, are popular finishes in

these homes.

In Linden Place, a Brookwood plan is newly completed and available now and another is under construction and will be completed in October. These are the last two homes available.

The Brookwood is an open plan with a traditional entry, large great room with a vaulted ceiling, ample dining area and a gourmet kitchen. Several arched openings, elegant trim details, a dramatic fireplace design and a rich color palette set the tone for a casual elegance expected in villa living.

Homes also have been selling quickly in Quail Park Villas at 141st Street and Pflumm Road in Olathe, where prices start in the low \$300,000s for stand-alone villas.

Two Chestnut plans are under construction with one available in October and the other under contract. The available reverse 1/2-story plan with a finished walkout lower level will be priced at \$330,000. It offers three bedrooms, three bathrooms and a finished recreation room. Expansive wood floors, decorative tile and oil-rubbed bronze fixtures are only some of the luxury finishes.

Only five home sites remain, including some walkout and daylight sites, offering a rare



| Submitted photo

opportunity to own a new stand-alone villa in this price range and convenient location.

Foxfield Court at 116th Street and Lone Elm Road in Olathe offers twin villas starting from the mid-\$270,000s. All available homes have sold, but two Alderwood and two Evanston plans are under construction and are expected to be completed in November.

Alderwood homeowners appreciate the spacious kitchen with a large island, granite counter tops and generous cabinet storage. The open dining area can accommodate a large dining table and buffet, allowing large dinner parties or

casual dining. The lower level offers two bedrooms, a bathroom and a family room.

The Evanston offers two bedrooms on the main level and is priced in the \$290,000s. The open design of this plan flows from the kitchen with a large island to the hearth and dining room. The generous master suite includes a bathroom with jetted tub, large custom tiled shower and double vanities. This plan has a second bedroom on the main level that could also be used as a den or office. The finished lower level includes a large recreation room, third bedroom and full bathroom. This plan includes a covered

All Tom French homes emphasize main-floor living, have finished lower levels and meet the changing needs of the homebuyers' lifestyle.

Tom French Homes

PRICES: Low \$200,000s to \$800,000.

LOCATIONS: Foxfield Court at Lone Elm Road and 116th Street, Olathe; Quail Park Villas on 141st Street off Pflumm Road, Olathe; Holly Ridge, 158th Street and Lowell Avenue, Overland Park; Linden Place, 124th Terrace east of Nall Avenue, Overland Park; the Villas of Highlands Ranch on 137th Terrace just east of Mission Road and Cottages of Cross Point Creek, 87th Street and Penrose, Lenexa.

CONTACT: Susan Hoskinson with Better Homes and Garden Real Estate, Kansas City Homes 913-484-2839.

WEB: TomFrenchHomes.com or NewHomesKC.net.

deck off the hearth room, providing outdoor living space.

Tom French's newest community is the Villas of Highlands Ranch, located at 137th Terrace just east of Mission Road. Tucked away in a private Leawood setting, the community offers affordable lot selections for the maintenance-provided villa buyer.

Adjacent to the luxurious communities of Tuscany Reserve, Siena and Highlands Ranch, this small neighborhood is the perfect place to own a Tom French Home. The popular Linden Place plans will be modified to exemplify Old World design, using stucco, stone and

timber. Homes will be priced from the \$500,000s to \$800,000.

Construction has started on two build-job homes. A speculative Brookwood plan is underway and will be completed in December. It is similar to the available home in Linden Place, but with a three-car garage and an Old World elevation that blends with the styles in Highlands Ranch.

Construction will begin soon on a speculative Laurelwood plan, an expanded version of the Woodberry III that was so popular in Linden Place.

RENEE AMEY: The best in lakeside living can be found in Lee's Summit

CONTINUED FROM E1

Recap" which can be accessed at LeesSummitLakeHomes.com under the "Lake Homes" tab. This recap compares each community on a vast number of variables including community dues, lake activities allowed, boat size and more.

These vibrant lake communities have proven that you don't have to make the trek to the Lake of the Ozarks to embrace your water-loving recreational pursuits, Amey said. In fact, each community boasts a cornucopia of year-round activities, both indoors and outdoors, for everyone in the family, making living in one of these beautiful communities feel like you are on a year-round vacation.

Even though the hot spots of the city, such as downtown, Midtown and Johnson County



| Submitted photo

This home at 633 Lake Pointe Drive in the Lakewood community in Lee's Summit is one of the homes listed by the Renee Amey Team of RE/MAX Elite that will be open from 2 to 5 p.m. Sunday.

are only about a 30-minute drive away, the enchanting oasis of lake home living make the hustle and bustle of the city feel like it is light years away.

"There is definitely something for everyone in these communities," stressed Amey, who added that most of her work is in the

resale arena. However, there are currently about 17 lakefront lots on which to build at Lake Winnebago and a few at Raintree. There is also a wide spectrum of price points, and whether you purchase a home in the \$200,000 price range or in-

Renee Amey Team
OPEN HOUSES: 2-5 p.m. June 30.
LOCATIONS: Lakewood at 633 Lake Pointe Drive and 5453 Northgate Crossing; Raintree at 829 Lake Pines Drive, 825 Lake Pines Drive and 4900 Raintree Court; Lake Winnebago at 113 Winnebago Drive and 102 Arapaho Trail; and Lake Lotwana at 72/73 L Street and 5 P Street.
CONTACT: 816-213-3421.
WEB: LeesSummitLakeHomes.com.

dulge your dream of owning a million-dollar mansion, everyone has access to the same amenities and picturesque settings.

Even though Amey and her team are licensed in both Kansas and Missouri and work with clients all over the metro area, it is clear that the lake lifestyle tugs at their heartstrings.

"This is so much fun," Amey said. "I absolutely love what I

do."

Amey's experience and unwavering commitment to going above and beyond the expectations of each client continually prove that point. Additionally, with a master's degree in business, Amey can effectively implement strategies and target marketing to get homes sold, which spells success for sellers in the communities.

The Renee Amey Team invites

you to see some of its current lake community home inventory which will be open for viewing from 2 to 5 p.m. Sunday:

■ Lakewood: 633 Lake Pointe Drive and 5453 Northgate Crossing.

■ Raintree: 829 Lake Pines Drive, 825 Lake Pines Drive and 4900 Raintree Court, attached home.

■ Lake Winnebago: 113 Winnebago Drive, attached home, and 102 Arapaho Trail, model home for build jobs.

■ Lake Lotwana: 72/73 L Street, attached home, and 5 P Street, attached home.

Whether you are looking for a permanent change to your lifestyle in a lake home, looking for a second home, or looking for a site to build a lake home, the Renee Amey Team will be glad to assist you. Visit the Amey team online at LeesSummitLakeHomes.com or call 816-213-3421 to get started.

FEATURED LISTINGS

5831 Charlotte Street \$379,950
Summit Custom Homes, 1.5 Story 5 Bedrooms, 4 Full Bathrooms

5723 Constance Street \$500,000
John W. Stewart Construction, Rev. 1.5 Story 4 Bedrooms, 4 Full Bathrooms

5815 Charlotte Street \$410,000
Dusselier & Marks, Rev. 1.5 Story 4 Bedrooms, 3.5 Bathrooms

5808 Constance Street \$425,000
Lambie Custom Homes, Rev. 1.5 Story 4 Bedrooms, 4 Bathrooms

Carlton Plaza Condominiums
4740 Roanoke - Two blocks west of the Plaza Plaza and park view from east facing balconies on 1, 2 and 3 bdrm. units priced from \$130,000. Secure garage parking. Exercise room. Stylish common areas. Most with W/D hookups. Sales office and Models Open Saturday and Sunday 1 to 4 p.m.
816-960-1300

19728 W 94th Terrace \$499,950
J.S. Robinson, Ranch 4 Bedrooms, 3.5 Bathrooms

9425 Pinnacle Street \$438,300
J.S. Robinson, Rev. 1.5 Story 4 Bedrooms, 4 Bathrooms

RAINTREE LAKE VILLAS - Carefree living at its best. Raintree Lake access, maintenance provided. Starting in the \$200,000s.
Model Open Noon - 5 p.m. Friday thru Sunday
816-304-5134/516-2401
4104 James Younger
Lee's Summit, Missouri 64082

Marketed by Weichert Graham Weich, LLC
173rd & Pflumm, Overland Park
www.liveatchapelhill.com
Contact: Bill Gerue or Thesa Alsbrook at 913-681-8383

Ashmont 1.5 story by ParkView Homes 4 bdrms., 4-car garage, 2 covered decks, green space lot.
13312 W. 172 St. \$417,270
MLS #1820601

A Don Julian Community
• 5 MODELS OPEN DAILY
• POOL OPENING THIS SUMMER
• PARK HILL SCHOOLS
• AREA'S TOP BUILDERS
• MINUTES FROM KCI AIRPORT
7101 Kirkwood Ave., Kansas City, Mo \$334,950
7118 N. Polk Ave., Kansas City, Mo \$329,900

Westin 2 story by Rodrock Homes 4 bdrms., 3-car garage, covered patio, green space.
13411 W. 173 TR. \$302,500
MLS #1812264

Destin 2 story by Rodrock Homes 4 bdrms., 3-car garage, covered patio, loft.
13430 W 173 TR. \$320,500
MLS #1812017

HISTORIC 909 WALNUT • OPEN SUNDAYS FROM 1-3 p.m. or by appt.
• 1.5 BDRM. & 2 BDRM. Homes now avail. w/18 floor plans to choose from (patio opt. avail.)
• Full tax abatement until 2020!
• Amenities like no other - Roof-top garden, gar. parking, fitness ctr., fidelity lounge, 24-hr. dr. attendant, concierge lifestyle
• High standard of finishes inc. wood floors, granite counters, SS appl., high-efficiency win.
For complete details, please visit the Sales Gallery, 1-bdrm. from \$144,900 to 4-bdrms. from \$230,400 to \$536,000.
Marketed by: Matt Zammar - Re/Max Action
Cell: 816-916-4292 • www.909walnut.com • (816) 278-3099.

816-584-0534 Facebook.com/OverlandRidge
Model office: 5007 NW 71st St. Kansas City, Mo 64151 Take I-29 North to 72nd street go east about 1 mile

LOCATION LOCATION LOCATION
EMAIL
featurelistings@kcstar.com
 for more details.