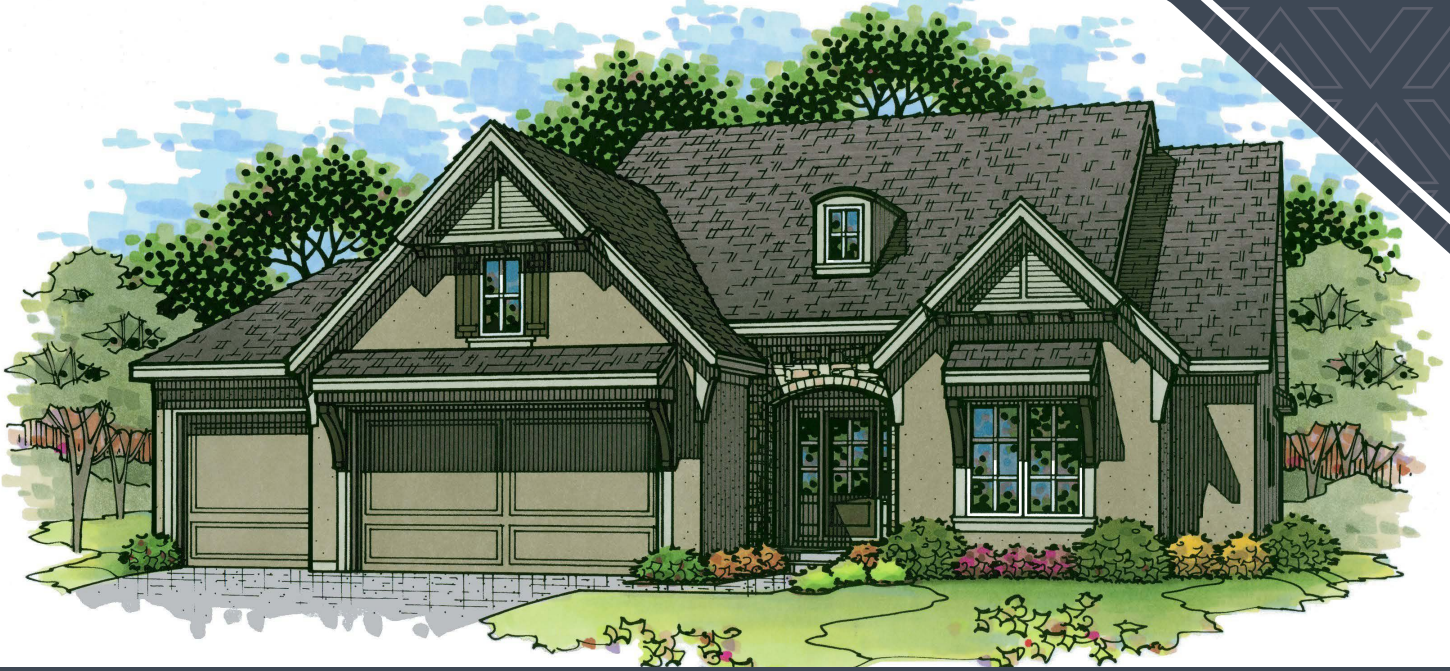


# THE BRIARWOOD



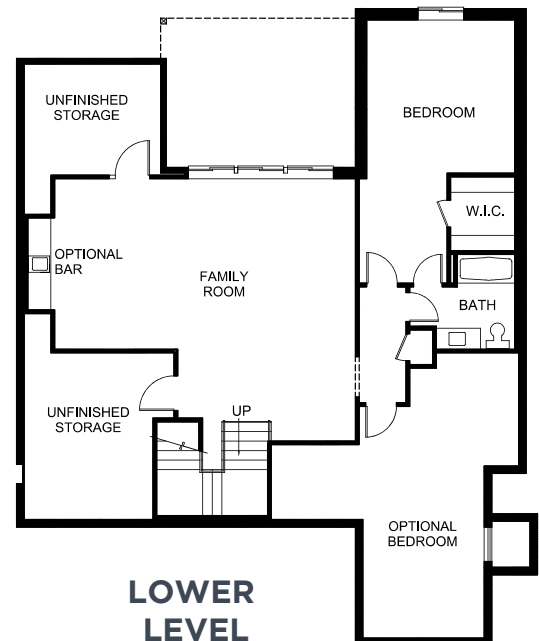
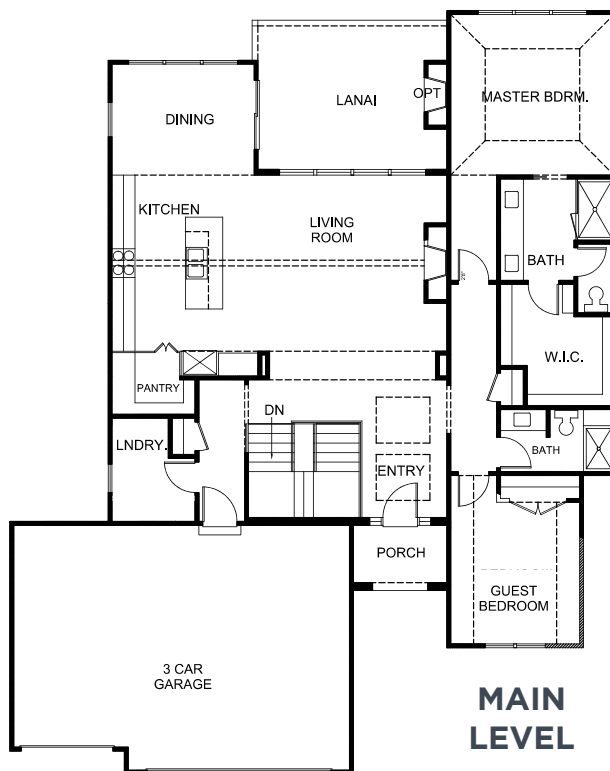
**REVERSE 1.5 STORY | 3 BED | 3 BATH | OPTIONAL 4TH BEDROOM**

Base Model  
(subject to change)

Main level  
1,823 sq ft

Lower level  
983 sq ft

Total  
2,806 sq ft



Builder Reserves the Right to Modify Plans

**THE VILLAS**  
*of LeaBrooke Town Manor*

LTMVillas.com | 148th & Kenneth | Leawood, KS

# THE BRIARWOOD

## VILLA FEATURES



- Spacious open concept floorplans with high ceilings
- Granite kitchen countertops
- Stainless steel appliances including gas range
- Stone fireplace surround
- Anderson Silver Line Low E windows
- Low maintenance stucco exterior on all 4 sides
- Quiet floor system
- Zip System® sheathing and tape

## HOA AMENITIES



### The Villas of Leabrooke Town Manor Association Amenities

- Mowing, edging, trimming, fertilizing and weed control of all grass areas as needed
- Annual start-up and winterization of lawn sprinkler system
- Snow removal from driveways, front yard sidewalks when accumulation reaches two inches or more
- Community garden

### Leabrooke Master Association Amenities

- Clubhouse with 24 hour gym access
- Weekly trash pickup
- Private pool and deck
- Fully stocked fishing pond
- Tennis and basketball sport court

## OUR BUILDERS



### Patty Hummel

(913) 636-1868

(913) 851-7300

phummel@reecenichols.com

### Tricia Foil

(913) 375-4685

(913) 851-7300

triciaf@reecenichols.com