



ENJOY THE MISSION RANCH LIFESTYLE FUTURE CLUBHOUSE & POOL

Coming July/August 2020!



MissionRanchOP.com





Fox Ridge of Mission Ranch

Model Homes

Available for Your Viewing Pleasure

PRICES EFFECTIVE AS OF: January 15th, 2020

“The Hailey” by Rodrock Homes, LLC. “Award Winning Plan”

Lot 41 15613 Alhambra Street **Base Price of Model: \$536,000 + Lot: \$134,950**
2 Story “The Hailey” offering over 4,229 sq. ft. +/- of finished living space. **5 Bedroom, 5.1 Bath, 3 Car.** Grand Entry and 10 ft. ceilings on Main Floor. The impressive Main Floor includes a Study, private 5th Bedroom and plenty of entertaining space. Amazing Kitchen with Quartzite counters, beautiful cabinetry and 2nd Kitchen! Great Room has a Stunning Stone Fireplace and is open to the kitchen, overlooking the large Lanai. **MODEL HOME has an additional 1500+ square feet finished in the Lower Level including a 6th Bedroom, 6th Bath, play room and Rec Room.**
MLS 2164805 DAYLIGHT Basement with covered deck. **MODEL AS SHOWN: \$862,102**

“The Saratoga” by Rodrock Homes, LLC “Award Winning Plan”

Lot 40 15621 Alhambra Street **Base Price of Model: \$479,000 + Lot: \$129,950**
1.5 Story Presenting 3,602 sq. ft. +/- of finished living space. **5 Bedroom, 5.1 Bath, 3 Car.** A well-designed home that includes a Main Floor Master Suite along with an additional Bedroom and Private Bath. Impressive Two Story Great Room is highlighted by stacked windows and a Stone Wrapped Fireplace. Laundry Room is conveniently located next to Master Suite and expanded kitchen pantry adds function for today’s lifestyles.
MLS 2191766 DAYLIGHT Basement with covered deck. **MODEL AS SHOWN: \$681,168**


“The Longmont” by Rodrock Homes, LLC “Award Winning Plan”

Lot 39 15625 Alhambra Street **Base Price of Model: \$483,000 + Lot: \$109,950**
2 Story “The Longmont” features over 3,674 sq. ft. +/- of finished living space. **4 Bedroom, 4.1 Bath, 3 Car.** This Impressive home with curved staircase is designed for frequent entertaining. Comfortable living with conveniences like a second floor Laundry Room, a convenient Mudroom off the garage and an expanded Pantry in the beautifully appointed Kitchen. Main floor has spacious Hearth Room, Study and Formal Dining Room. Luxurious Master Bedroom with relaxing spa retreat, huge walk in closet. Covered patio.
MLS 2186923 **MODEL AS SHOWN: \$652,635**

BASE PRICE DOES NOT INCLUDE UPGRADES or COMMUNITY REQUIREMENTS.

MODEL HOMES NOT FOR SALE.

Homesite prices vary. Pricing and Availability subject to change without notice.

DISCLOSURE: Licensees are agents for the SELLER with duty to represent the SELLER’S interest and the licensees will not be the agents for the prospective BUYER. Information given to the licensees will be disclosed to the SELLER. 



Homes Available for Your Consideration

PRICES EFFECTIVE AS OF: January 13th, 2020

“The Hailey” by Rodrock Homes, LLC.

Lot 61 2 Story	15612 Delmar Street 5 Bedroom, 5.1 Bath, 3 Car. Award winning plan! Impressive home with 10’ ceilings on Main Floor. Amazing Kitchen with beautiful cabinetry and 2 nd Kitchen! Study & 5 th Bedroom on Main Level with Private 3/4 Bath. DAYLIGHT, basement, covered deck. Elevation C	\$TBD	270 Days
Lot 47 2 Story	4008 W. 156th Street 5 Bedroom, 5.1 Bath, 3 Car. Impressive home with 10’ Ceilings on Main Floor. Amazing Kitchen with beautiful cabinetry & 2 nd Kitchen! Study & 5 th Bedroom on Main Level. COVERED PATIO. Elevation C	\$688,500	270 Days

“The Saratoga” by Rodrock Homes, LLC.

Lot 28 1.5 Story MLS 2156979	4007 W 156 th Terrace 5 Bedroom, 5.1 Bath, 3 Car. Two story great room featuring stacked windows allowing lots of natural light. Main floor includes Master Suite, convenient laundry rm and additional bedroom/study. Kitchen has expanded pantry for today’s lifestyles. WALKOUT, covered composite deck, Cul-de-sac location, Upgraded Landscape. Elevation 2	\$659,500	45 Days
Lot 44 1.5 Story MLS 2164591	15601 Alhambra Street 5 Bedroom, 5.1 Bath, 3 Car. Fabulous plan with two story great room featuring stacked windows allowing lots of natural light. Main floor includes Master Suite, convenient laundry rm and additional bedroom/study. Kitchen has expanded pantry for today’s lifestyles. DAYLIGHT basement, covered deck. Elevation 1	\$659,500	45 Days

“The Longmont” by Rodrock Homes, LLC

Lot 37 2 Story MLS 2157037	4005 W 156 th Street 4 Bedroom, 4.1 Bath, 3 Car Garage. Stunning Entry with Curved Staircase. 1 st Floor has spacious Hearth Room, Study and Formal Dining Room. Luxurious Master Bedroom with fireplace and relaxing spa retreat. COVERED PATIO. Elevation 1	\$630,000	45 Days
Lot 49 2 Story	15641 Delmar Street 4 Bedroom, 4.1 Bath, 3 Car Garage. Stunning Entry with Curved Staircase. 1 st Floor has spacious Hearth Room, Study and Formal Dining Room. Luxurious Master Bedroom with fireplace and relaxing spa retreat. COVERED PATIO. Elevation 1	\$TBD	210 Days

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Continued...“The Longmont” by Rodrock Homes, LLC

Lot 32 4014 W 156th Terrace **\$TBD** **270 Days**
2 Story **4 Bedroom, 4.1 Bath, 3 Car Garage.** Stunning Entry with Curved Staircase. 1st Floor has spacious Hearth Room, Study and Formal Dining Room. Luxurious Master Bedroom with fireplace and relaxing spa retreat. Cul-de-sac, DAYLIGHT, COVERED DECK. Elevation 1

“The Cheyenne” by Rodrock Homes, LLC

Lot 46 4004 W. 156th Street **\$744,000** **270 Days**
1.5 Story **4 Bedroom, 4.1 Bath, 4 Car Tandem Garage.** Stunning Entry with Grand Curved Staircase. Convenient living with luxurious 1st Floor Master Suite. Study with French doors, amazing kitchen with modern 2nd Kitchen. COVERED PATIO. Elevation C

Lot 54 15609 Delmar Street **\$TBD** **270 Days**
1.5 Story **4 Bedroom, 4.1 Bath, 4 Car Tandem Garage.** Stunning Entry with Grand Curved Staircase. Convenient living with luxurious 1st Floor Master Suite. Study with French doors, amazing kitchen with modern 2nd Kitchen. COVERED PATIO. Elevation B

“The Coronado” by Rodrock Homes, LLC.

Lot 65 15628 Delmar Street **\$721,000** **270 Days**
2 Story **4 Bedroom, 4.1 Bath, 4 Car Tandem Garage.** Impressive curved staircase, gorgeous hardwood floors, Two Story ,Great Room, Kitchen with 2nd prep area. Cul-de-sac, DAYLIGHT, COVERED DECK. Elevation A

Lot 50 15637 Delmar Street **\$704,000** **270 Days**
2 Story **4 Bedroom, 4.1 Bath, 4 Car Tandem Garage.** Impressive curved staircase, gorgeous hardwood floors, Two Story Great Room, Kitchen with 2nd prep area, COVERED PATIO. Elevation B

“The Rawlings II” by Rodrock Homes, LLC.

Lot 51 15633 Delmar Street **\$TBD** **270 Days**
2 Story **5 Bedroom, 4 bath, 3 Car Garage.** Impressive entry with two story great room, grand wall of windows and impressive fireplace. Chef’s kitchen with plenty of counter and storage space. Expansive Pantry. First floor features convenient bedroom/playroom plus study. COVERED PATIO. Elevation 4

Lot 38 4009 W 156th Street **\$TBD** **270 Days**
2 Story **5 Bedroom, 4 bath, 3 Car Garage.** Impressive entry with two story great room, grand wall of windows and impressive fireplace. Chef’s kitchen with plenty of counter and storage space. COVERED PATIO. Elevation 3

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**FOX
RIDGE**
MISSION RANCH

A Rodrock Community

RODROCK
DEVELOPMENT

Building Better Communities

HOME SITE PRICING

January 16, 2020

Lot #	Size	Feature	Price
30	13,615	W/O	\$136,950
32	13,264	D/L	\$120,950
38	15,288	LEVEL	\$122,950
48	12,377	LEVEL	\$121,950
55	15,667	LEVEL	\$127,950
56	11,694	D/L	\$139,950

Lot #	Size	Feature	Price
57	12,734	LEVEL	\$135,950
58	11,475	LEVEL	\$134,950
59	11,475	LEVEL	\$134,950
60	12,131	LEVEL	\$134,950
61	12,647	D/L	\$145,950
67	16,341	LEVEL	\$128,950
68	18,716	LEVEL	\$125,950

Choice of home plan, topography of the lot and grading may affect whether or not a WALKOUT or DAYLIGHT. Please consult with Rodrock Homes. Rodrock Development 2019 Pricing Subject to Change Without Notification. All Rights Reserved.



MISSION RANCH

SADDLE CREEK - FOX RIDGE - GRAND RESERVE

MISSION
— RANCH —



MissionRanchOP.com
157TH & MISSION, OVERLAND PARK, KS

Community Managers:

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