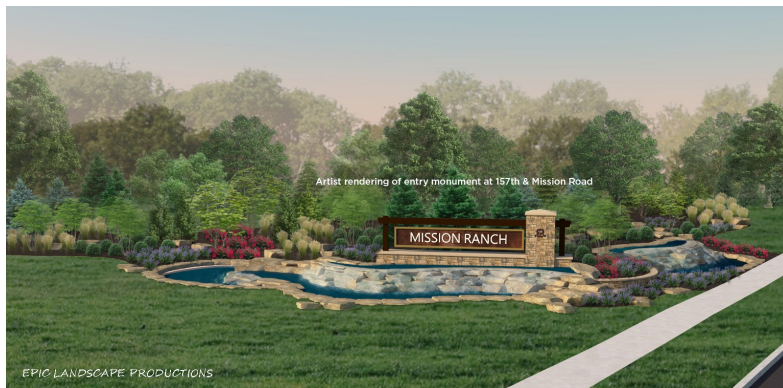




ENJOY THE MISSION RANCH LIFESTYLE FUTURE CLUBHOUSE & POOL

Ground breaking fall 2019 - Approximate opening summer/fall 2020!



MissionRanchOP.com





MISSION
RANCH



Ground breaking fall 2019 - Approximate opening summer/fall 2020!

1. Clubhouse	5. Pool Cabanas	9. Horseshoes Area
2. Fitness Center	6. Zero Entry Area	10. Playground
3. Kitchen/Bar Area	7. Sport Court	11. Picnic Shelter House
4. Resort Style Pool	8. Bocce Ball Court	12. Grilling Station

MissionRanchOP.com





MISSION RANCH

SADDLE CREEK - FOX RIDGE - GRAND RESERVE

MISSION
— RANCH —



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

Community Managers:

Andrea Sullivan (913) 307-4060 | Angela Fitzgerald (913) 708-5743 | Michelle Capek (913) 488-9404

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Saddle Creek Of Mission Ranch

Model Homes

Available for your viewing pleasure

PRICES EFFECTIVE AS OF: September 20th, 2019

“The Rawlings” by Rodrock Homes, LLC

15701 Buena Vista

Base Price of Model: \$459,000 + Lot: \$118,950

Lot 1
2 Story

Brand New Rawlings offers 3,308 sq. ft. +/- of finished space. **4 Bedrooms, 3.1 Baths, 3 Car.** An impressive 2 Story entry leads you to a 2 Story Great Room with and incredible wall of stacked windows. The main floor also includes an office/study as well as a very impressive kitchen with a second kitchen pantry. If your looking to entertain, this home has it all. **WALKOUT Basement with covered deck. Upgraded front elevation. Elev. # 4**

“The Aspen II” by Rodrock Homes, LLC.

15705 Buena Vista

Base Price of Model: \$379,000 + Lot: \$125,950

Lot 2
Reverse
MLS 2165038

The Aspen II includes 2,996 sq. ft. +/- of finished living space. **4 Bedroom, 3 Bath, 3 Car.** This is a fabulous New Reverse Plan that is right sized for today’s market place, with a generous Master Suite and a second bedroom on the main floor and two additional bedroom in the Lower Level. Soaring vaulted ceilings highlight the Main Floor with a stone wrapped fireplace from floor to ceiling. The Lower Level includes a large Rec Room and a finished bar area. **WALKOUT Basement with covered deck. Elev. # 3**

“The New Haven” by Rodrock Homes, LLC.

15709 Buena Vista

Base Price of Model: \$468,000 + Lot: \$124,950


Lot 3
1.5 Story
MLS 2181386

The New Haven provides over 3395 sq. ft. +/- of finished living space. **5 Bedroom, 4 Bath, 3 Car.** This home includes a 2 story vaulted ceiling over the Great Room and also includes a Hearth Room on the main floor. In addition to the impressive Master Suite, this home offers a 5th bedroom or office on the main as well. The second floor provides 3 additional bedrooms and a large loft for additional living space. **WALKOUT Basement with Covered Deck. Elev. # 1**

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

“The Rawlings” by Rodrock Homes, LLC

<p>Lot 6 2 Story MLS 2156260</p>	<p>15708 Alhambra Street 4 Bedroom, 3.1 Bath, 3 Car. Elev. 1 Exciting New Plan! Impressive home with 2 Story Great Room with stacked windows, amazing kitchen with beautiful cabinetry & 2nd kitchen pantry! Study on main level. Cul-de-sac location. Elev. # 1</p>	<p>\$600,000</p>	<p>90 Days</p>
<p>Lot 9 2 Story MLS 2156265</p>	<p>15705 Alhambra Street 4 Bedroom, 3.1 Bath, 3 Car. Elev.2 Exciting New Plan! Impressive home with 2 Story Great Room with stacked windows, amazing kitchen with beautiful cabinetry & 2nd kitchen pantry! Study on main level. DAYLIGHT Basement with composite deck. Cul-de-sac location. Elev. # 2</p>	<p>\$624,000</p>	<p>105 Days</p>

“The Aspen II” by Rodrock Homes, LLC.

<p>Lot 20 Reverse MLS 2156293</p>	<p>4111 W 157th Terrace 4 Bedroom, 3 Bath, 3 Car. Fabulous New Reverse plan on a DAYLIGHT home site. 1st floor Master Suite along with a 2nd Bedroom/Study on the Main Floor. Rec Room with bar and two additional Bedrooms in Lower Level. Cul-de-sac location. Elev. C</p>	<p>\$550,500</p>	<p>45 Days</p>
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“The New Haven” by Rodrock Homes, LLC.

<p>Lot 15 1.5 Story MLS 2181586</p>	<p>4007 W 157th Terrace 5 Bedroom, 4 Bath, 3 Car Garage. A fabulous floor plan that includes main floor Master Suite with an additional bedroom/study and a hearth room. Laundry Room is located next to Master and the expanded Pantry adds function for today’s lifestyles. Loft upstairs. DAYLIGHT with a Covered Deck on a Cul-de-sac home site. Elev. # 2</p>	<p>\$628,000</p>	<p>105 Days</p>
<p>Lot 22 1.5 Story MLS 2181601</p>	<p>4110 W 157th Terrace 5 Bedroom, 4 Bath, 3 Car Garage. A fabulous floor plan that includes main floor Master Suite with an additional bedroom/study and a hearth room. Laundry Room is located next to Master and expanded Pantry adds function for today’s lifestyles. Loft upstairs. Cul-de-sac location. Elev. # 1</p>	<p>\$606,000</p>	<p>105 Days</p>

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

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“The Lancaster” by Rodrock Homes, LLC

Lot 8	15701 Alhambra Street	\$577,500	105 Days
2 Story	5 Bedroom, 4.1 Bath, 3 Car Garage. New & improved Lancaster plan with an impressive Kitchen, large pantry & a true 5 th bedroom on the main floor with a private bath. Hardwood floors greet you & highlight the Main Floor. Cul-de-sac location. Elev. # 1		
MLS 2165769			
Lot 25	15704 Buena Vista Street		105 Days
2 Story	5 Bedroom, 4.1 Bath, 3 Car Garage. New Lancaster plan with an impressive Kitchen, large pantry & a true 5 th bedroom on the main floor with a SOLD hardwood floors greet you & highlight the Main Floor. Elev. # 3		
MLS 2165772			

“The Irving” by Rodrock Homes, LLC.

Lot 21	4115 W 157 th Terrace	\$527,000	105 Days
2 Story	4 Bedroom, 3.1 Bath, 3 Car Garage. Popular home with an office on the main floor. Great Kitchen with a large pantry highlight the 1 st floor with Formal Dining as well as a large Breakfast Room. Covered Patio. DAYLIGHT, Cul-de-sac home site. Elev. C		
MLS 2179309			
Lot 16	4011 W 157 th Terrace	\$533,500	105 Days
2 Story	4 Bedroom, 3.1 Bath, 3 Car Garage. Popular home with an office on the main floor. Great Kitchen with a large pantry highlight the 1 st floor with Formal Dining as well as a large Breakfast Room. Covered Patio. DAYLIGHT, Cul-de-sac home site. Elev. B		
MLS 2179245			

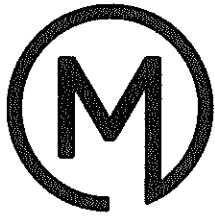
“The El Dorado II” by Rodrock Homes, LLC.

Lot 17	4015 W 157 th Terrace	\$591,000	120 Days
1.5 Story	4 Bedroom, 3.1 Bath, 3 Car Garage. A fabulous floor plan that includes main floor Master Suite with an office/study also on the main floor. Laundry Room is located next to Master and the expanded Pantry adds function for today’s lifestyles. Loft upstairs. DAYLIGHT home site with a Covered Deck. Elev. # 2		
MLS 2182117			

With a contract effective date, on any marked Immediate - 45 Day homes between Sept. 4- Oct. 13, Rodrock will pay up to \$5,000 Closing Cost.

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

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**SADDLE
CREEK**
MISSION RANCH

A Rodrock Community

ROCK
DEVELOPMENT

Building Better Communities

HOME SITE PRICING

July 23, 2019

Lot #	Size	Feature	Price	Lot #	Size	Feature	Price
12	13,755	W/O	\$136,950	18	11,339	LEVEL	\$109,950
14	10,124	D/L	\$124,950	24	12,119	LEVEL	\$109,950

Choice of home plan, topography of the lot and grading may affect whether or not a WALKOUT or DAYLIGHT Basement on a lot so designated is feasible. Please consult with Rodrock Homes. Rodrock Development 2019

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