



MISSION RANCH

BRINGS THE GOOD LIFE HOME



A LIST OF OUR AMENITIES

Clubhouse
Fitness Center
Kitchen/Bar Area
Resort Style Pool

Pool Cabanas
Zero Entry Area
Sport Court
Bocce Ball Court

Playground
Grilling Station
Horseshoes Area
Picnic Shelter House
Exercise Trail

MissionRanchOP.com





Fox Ridge of Mission Ranch

Model Homes

Available for Your Viewing Pleasure

PRICES EFFECTIVE AS OF: September 17th, 2020

“The Hailey” by Rodrock Homes, LLC.

“Award Winning Plan”

Lot 41 15613 Alhambra Street **Base Price of Model: \$560,000 + 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: \$891,565**

“The Saratoga” by Rodrock Homes, LLC

“Award Winning Plan”

Lot 40 15621 Alhambra Street **Base Price of Model: \$502,000 + 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: \$711,529**

“The Longmont” by Rodrock Homes, LLC


“Award Winning Plan”

Lot 39 15625 Alhambra Street **Base Price of Model: \$507,000 + 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: \$680,725**

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: September 17th, 2020

“The Hailey” by Rodrock Homes, LLC.

| | | | |
|---|--|------------------|-----------------|
| Lot 61 2 Story MLS 2231319 | 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 | \$756,000 | 180 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 | \$712,500 | 270 Days |

“The Saratoga” by Rodrock Homes, LLC.

| | | | |
|-----------------------------------|--|------------------|-----------------|
| Lot 60 1.5 Story | 15608 Delmar Street 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 busy lifestyles. Upstairs bedrooms have private bathrooms. COVERED PATIO. Elevation 3 | \$665,000 | 270 Days |
| Lot 48 1.5 Story | 15645 Delmar 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. COVERED PATIO. Elevation 3 | \$652,500 | 270 Days |

“The Longmont” by Rodrock Homes, LLC

| | | | |
|---------------------------------|---|------------------|-----------------|
| Lot 56 2 Story | 4208 W. 156th 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 DECK. Elevation 3 | \$TBD | 270 Days |
| Lot 57 2 Story | 15528 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 | \$679,000 | 270 Days |

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“The Cheyenne” by Rodrock Homes, LLC

| | | | |
|---|--|------------------|-----------------|
| Lot 46 1.5 Story MLS 2205355 | 4004 W. 156th Street 4 Bedroom, 4.1 Bath, 4 Car Tandem Garage. Stunning Entry with Grand Curved Staircase. Convenient living with luxurious 1 st Floor Master Suite. Study with French doors, amazing kitchen with modern 2 nd Kitchen. COVERED PATIO. Elevation C | \$758,000 | 240 Days |
| Lot 54 1.5 Story MLS 2231356 | 15609 Delmar Street 4 Bedroom, 4.1 Bath, 4 Car Tandem Garage. Stunning Entry with Grand Curved Staircase. Convenient living with luxurious 1 st Floor Master Suite. Study with French doors, amazing kitchen with modern 2 nd Kitchen. COVERED PATIO. Elevation B | \$769,000 | 210 Days |
| Lot 58 1.5 Story | 15600 Delmar Street 4 Bedroom, 4.1 Bath, 4 Car Tandem Garage. Stunning Entry with Grand Curved Staircase. Convenient living with luxurious 1 st Floor Master Suite. Study with French doors, amazing kitchen with modern 2 nd Kitchen. COVERED PATIO. Elevation A | \$756,000 | 270 Days |

“The Coronado” by Rodrock Homes, LLC.

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|---|---|------------------|-----------------|
| Lot 65 2 Story MLS 2207481 | 15628 Delmar Street 4 Bedroom, 4.1 Bath, 4 Car Tandem Garage. Impressive curved staircase, gorgeous hardwood floors, Two Story ,Great Room, Kitchen with 2 nd prep area, Cul-de-sac, DAYLIGHT, COVERED DECK. Elevation A | \$736,000 | 180 Days |
| Lot 50 2 Story MLS 2207458 | 15637 Delmar Street 4 Bedroom, 4.1 Bath, 4 Car Tandem Garage. Impressive curved staircase, gorgeous hardwood floors, Two Story Great Room, Kitchen with 2 nd prep area, COVERED PATIO. Elevation B | \$737,500 | 210 Days |

“The Rawlings II” by Rodrock Homes, LLC.

| | | | |
|---------------------------------|--|------------------|-----------------|
| Lot 38 2 Story | 4009 W 156th Street 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. A pantry that will certainly help with keeping you organized! COVERED PATIO. Elevation 4 | \$654,000 | 270 Days |
| Lot 67 2 Story | 15636 Delmar Street 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. A pantry that will certainly help with keeping you organized! COVERED PATIO. Elevation 1 | \$TBD | 270 Days |

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MISSION
— RANCH —

MISSION RANCH

SADDLE CREEK - FOX RIDGE - GRAND RESERVE



Community Managers:

Andrea Sullivan (913) 908-4942 | Angela Fitzgerald (913) 708-5743 | Michelle Capek (913) 488-9404

MissionRanchOP.com

157TH & MISSION, OVERLAND PARK, KS

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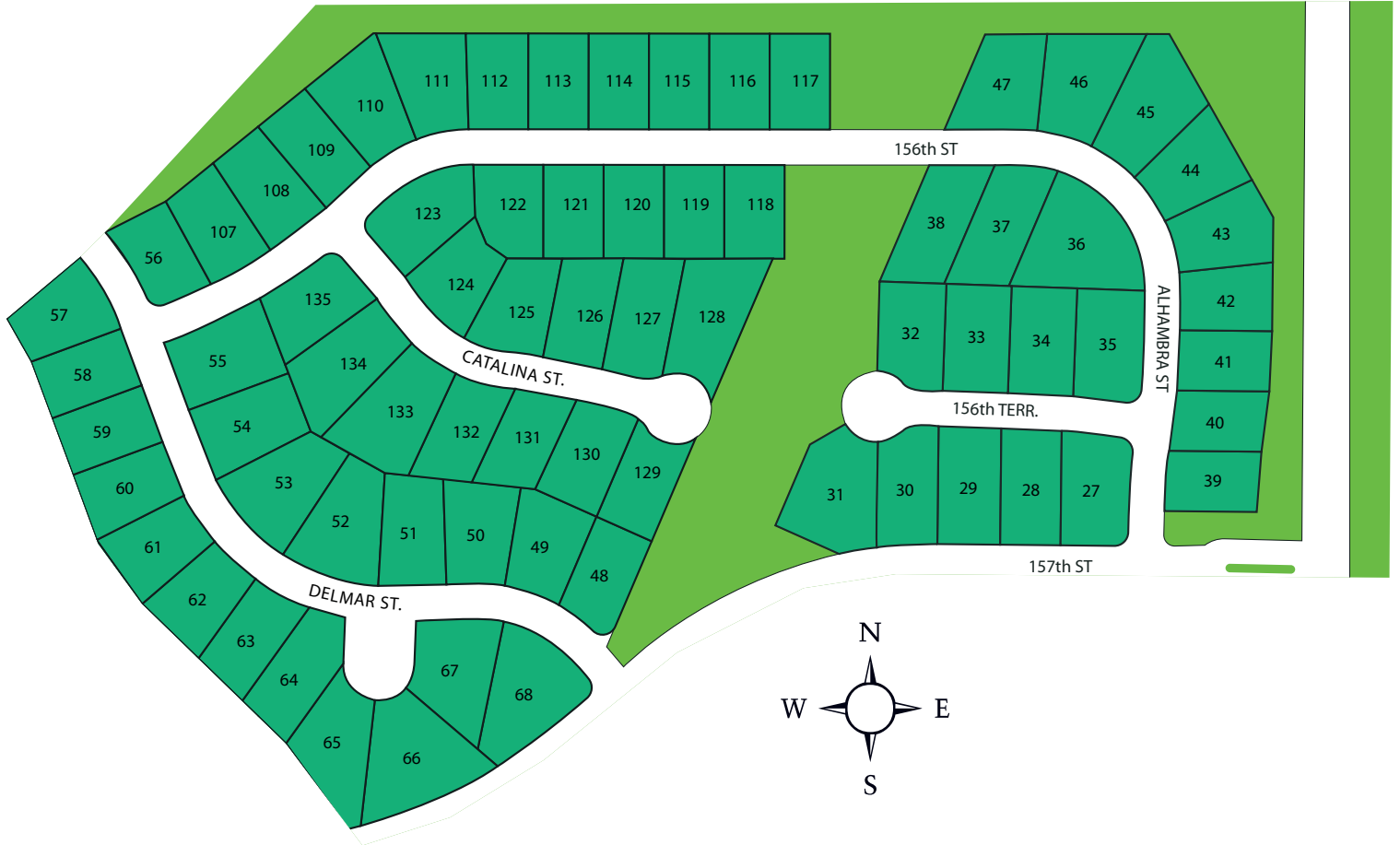
HOME SITE PRICING September 16, 2020

| Lot # | Size | Feature | Price | Lot # | Size | Feature | Price |
|-------|--------|----------|-------------|-------|--------|----------|-------------|
| 67 | 16,341 | LEVEL | \$128,950 | 121 | 11,220 | LEVEL | \$136,950 |
| 106 | 13,294 | LEVEL | \$136,950 | 122 | 11,833 | LEVEL | \$136,950 |
| 107 | 12,763 | DAYLIGHT | \$151,950 | 123 | 14,545 | LEVEL | \$136,950 |
| 108 | 13,394 | WALKOUT | SOLD | 124 | 12,255 | LEVEL | \$141,950 |
| 109 | 12,464 | WALKOUT | \$166,950 | 125 | 12,745 | WALKOUT | \$156,950 |
| 110 | 14,996 | WALKOUT | SOLD | 126 | 12,720 | WALKOUT | \$156,950 |
| 111 | 14,330 | DAYLIGHT | SOLD | 127 | 14,252 | LEVEL | \$146,950 |
| 112 | 11,627 | DAYLIGHT | SOLD | 128 | 17,776 | LEVEL | \$136,950 |
| 113 | 11,475 | WALKOUT | SOLD | 129 | 11,994 | LEVEL | \$136,950 |
| 114 | 11,475 | DAYLIGHT | \$161,950 | 130 | 13,570 | LEVEL | \$146,950 |
| 115 | 11,475 | DAYLIGHT | \$161,950 | 131 | 12,122 | LEVEL | \$146,950 |
| 116 | 11,475 | LEVEL | \$151,950 | 132 | 12,713 | LEVEL | \$146,950 |
| 117 | 11,475 | DAYLIGHT | \$146,950 | 133 | 17,988 | DAYLIGHT | SOLD |
| 118 | 11,220 | LEVEL | \$131,950 | 134 | 16,637 | WALKOUT | SOLD |
| 119 | 11,220 | LEVEL | \$136,950 | 135 | 13,439 | DAYLIGHT | \$146,950 |
| 120 | 11,220 | LEVEL | \$136,950 | | | | |

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 2020 Pricing Subject to Change Without Notification. All Rights Reserved.



FOX RIDGE MISSION RANCH



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