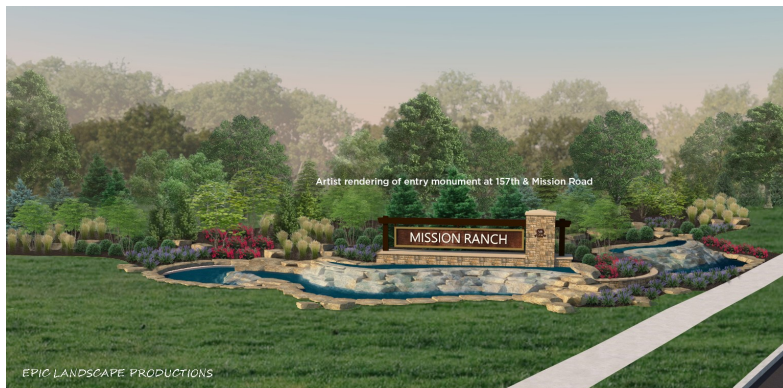




# ENJOY THE MISSION RANCH LIFESTYLE FUTURE CLUBHOUSE & POOL

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



**MissionRanchOP.com**



*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 —

# MISSION RANCH

SADDLE CREEK - FOX RIDGE - GRAND RESERVE



MissionRanchOP.com  
157TH & MISSION, OVERLAND PARK, KS  
Community Managers:

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

© 2019 RODROCK DEVELOPMENT

**RODROCK DEVELOPMENT** | **RODROCK.COM** | (913) 300-1435 | Andrea Sullivan | Angela Fitzgerald | Michelle Capek



**rodrock**  
& associates REALTORS®  
LLC



# Fox Ridge of Mission Ranch

## Model Homes

Available for Your Viewing Pleasure

PRICES EFFECTIVE AS OF: November 21st, 2019

---

### “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 5<sup>th</sup> Bedroom and plenty of entertaining space. Amazing Kitchen with Quartzite counters, beautiful cabinetry and 2<sup>nd</sup> 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 6<sup>th</sup> Bedroom, 6<sup>th</sup> Bath, play room and Rec Room. DAY-LIGHT Basement with covered deck.**  
**MLS 2164805** **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

### “The Hailey” by Rodrock Homes, LLC.

<b>Lot 27</b> <b>2 Story</b> MLS 2156957	4003 W 156 <sup>th</sup> Terrace <b>\$1000 NFM Gift Card with Accepted Contract by 12/31/19.</b> <b>\$704,000</b> <b>\$1000</b> <b>45 Days</b> <b>5 Bedroom, 5.1 Bath, 3 Car.</b> Exciting New Plan! Impressive home with 10' ceilings on Main Floor. Amazing Kitchen with beautiful cabinetry and 2 <sup>nd</sup> Kitchen! Study & 5 <sup>th</sup> Bedroom on Main Level. DAYLIGHT, covered composite deck. Elevation B
<b>Lot 36</b> <b>2 Story</b> MLS 2156647	15600 Alhambra Street <b>\$654,500</b> <b>75 Days</b> <b>5 Bedroom, 5.1 Bath, 3 Car.</b> Impressive home with 10' Ceilings on Main Floor. Amazing Kitchen with beautiful cabinetry & 2 <sup>nd</sup> Kitchen! Study & 5 <sup>th</sup> Bedroom on Main Level. COVERED PATIO. Elevation D

### “The Saratoga” by Rodrock Homes, LLC.

<b>Lot 28</b> <b>1.5 Story</b> MLS 2156979	4007 W 156 <sup>th</sup> Terrace <b>\$1000 NFM Gift Card with Accepted Contract by 12/31/19.</b> <b>\$655,500</b> <b>\$1000</b> <b>45 Days</b> <b>5 Bedroom, 5.1 Bath, 3 Car.</b> A fabulous floor plan that includes main floor Master Suite with an additional bedroom, access to private bath. Laundry Room is located next to Master & expanded pantry adds function for today's lifestyles. All Bedrooms include a private bath. WALKOUT, covered composite deck, Cul-de-sac location. Elevation 2
<b>Lot 44</b> <b>1.5 Story</b> MLS 2164591	15601 Alhambra Street <b>\$654,500</b> <b>75 Days</b> <b>5 Bedroom, 5.1 Bath, 3 Car.</b> A fabulous floor plan that includes main floor Master Suite with an additional bedroom, access to private bath. Laundry Room is located next to Master & expanded pantry adds function for today's lifestyles. All Bedrooms include a private bath. DAYLIGHT Basement. Elevation 1

### “The Longmont” by Rodrock Homes, LLC

<b>Lot 37</b> <b>2 Story</b> MLS 2157037	4005 W 156 <sup>th</sup> Street <b>\$630,000</b> <b>75 Days</b> <b>4 Bedroom, 4.1 Bath, 3 Car Garage.</b> Stunning Entry with Curved Staircase. 1 <sup>st</sup> Floor has spacious Hearth Room, Study and Formal Dining Room. Luxurious Master Bedroom with relaxing spa retreat. Covered Patio. Elevation 1
<b>Lot 49</b> <b>2 Story</b>	15641 Delmar Street <b>TBD</b> <b>210 Days</b> <b>4 Bedroom, 4.1 Bath, 3 Car Garage.</b> Stunning Entry with Curved Staircase. 1 <sup>st</sup> Floor has spacious Hearth Room, Study and Formal Dining Room. Luxurious Master Bedroom with relaxing spa retreat. Covered Patio. Elevation 1

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.

---

### “The Cheyenne” by Rodrock Homes, LLC

<b>Lot 33</b> <b>1.5 Story</b> <b>MLS 2156622</b>	4010 W 156 <sup>th</sup> Terrace <b>\$1000 NFM Gift Card with Accepted Contract by 12/31/19.</b> <b>\$772,500</b> <b>\$1000</b> <b>45 Days</b> <b>4 Bedroom, 4.1 Bath, 4 Car Tandem Garage.</b> Stunning Entry with Grand Curved Staircase. Convenient living with luxurious 1 <sup>st</sup> Floor Master Suite. Study with French doors, amazing kitchen with modern 2 <sup>nd</sup> Kitchen. Covered Deck. DAYLIGHT. Elevation A
<b>Lot 43</b> <b>1.5 Story</b> <b>MLS 2156629</b>	15605 Alhambra Street <b>\$775,000</b> <b>75 Days</b> <b>4 Bedroom, 4.1 Bath, 4 Car Tandem Garage.</b> Stunning Entry with Grand Curved Staircase. Convenient living with luxurious 1 <sup>st</sup> Floor Master Suite. Study with French doors, amazing kitchen with modern 2 <sup>nd</sup> Kitchen. Covered Deck. WALKOUT. Elevation A

---

### “The Coronado” by Rodrock Homes, LLC.

<b>Lot 34</b> <b>2 Story</b> <b>MLS 2156678</b>	4006 W 156 <sup>th</sup> Terrace <b>\$1000 NFM Gift Card with Accepted Contract by 12/31/19.</b> <b>\$696,500</b> <b>\$1000</b> <b>45 Days</b> <b>4 Bedroom, 4.1 Bath, 4 Car Tandem Garage.</b> Impressive curved staircase, gorgeous hardwood floors, Two Story Great Room, Kitchen with 2 <sup>nd</sup> prep area. Cul-de-sac, COVERED PATIO. Elevation E
<b>Lot 29</b> <b>2 Story</b> <b>MLS 2156687</b>	4011 W 156 <sup>th</sup> Terrace <b>\$717,500</b> <b>75 Days</b> <b>4 Bedroom, 4.1 Bath, 4 Car Tandem Garage.</b> Impressive curved staircase, gorgeous hardwood floors, Two Story Great Room, Kitchen with 2 <sup>nd</sup> prep area. Cul-de-sac, covered composite deck, WALKOUT. Elevation F

---

### HOME FOR THE HOLIDAYS



RECEIVE \$1000 NEBRASKA FURNITURE MART GIFT CARD ON  
SELECT HOMES. MUST BE UNDER CONTRACT BY 12/31/19.  
GIFT CARD REDEEMED AT CLOSING.

*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.



**FOX  
RIDGE**  
MISSION RANCH

*A Rodrock Community*

**RODROCK**  
**DEVELOPMENT**

*Building Better Communities*

## HOME SITE PRICING

**September 27, 2019**

Lot #	Size	Feature	Price	Lot #	Size	Feature	Price
30	13,615	W/O	\$136,950	57	12,734	LEVEL	\$135,950
31	18,530	W/O	\$124,950	58	11,475	LEVEL	\$134,950
32	13,264	D/L	\$120,950	59	11,475	LEVEL	\$134,950
38	15,288	LEVEL	\$122,950	60	12,131	LEVEL	\$134,950
46	16,246	LEVEL	\$133,950	61	12,647	D/L	\$145,950
47	14,709	LEVEL	\$126,950	62	12,647	W/O	\$150,950
48	12,377	LEVEL	\$121,950	64	14,418	W/O	\$151,950
49	13,375	LEVEL	\$130,950	65	15,701	D/L	\$142,950
50	13,676	LEVEL	\$131,950	66	20,667	D/L	\$146,950
51	13,744	LEVEL	\$131,950	67	16,341	LEVEL	\$128,950
54	14,564	LEVEL	\$131,950	68	18,716	LEVEL	\$125,950
55	15,667	LEVEL	\$127,950				
56	11,694	D/L	\$139,950				

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.

**RODROCK DEVELOPMENT** | **RODROCK.COM** | (913) 300-1434 | Andrea Sullivan | Angela Fitzgerald | Michelle Capek



**rodrock**  
**& associates** REALTORS<sup>®</sup>  
LIZ