

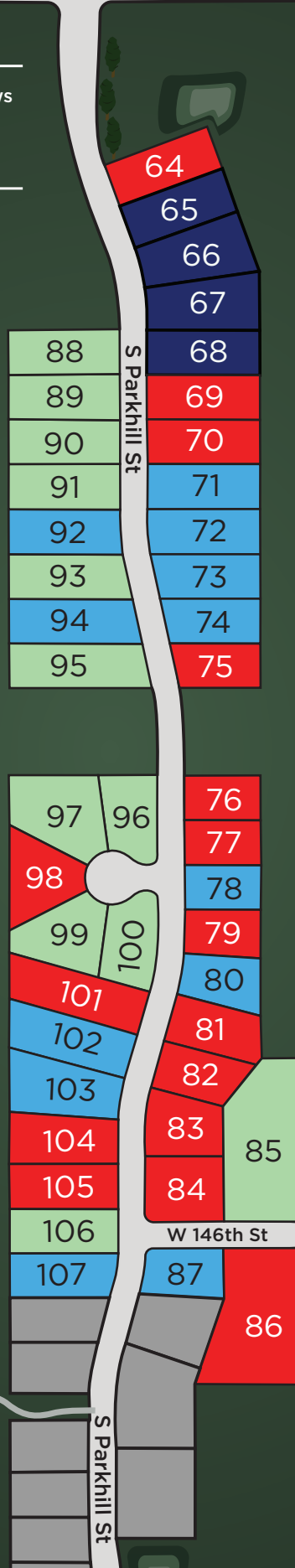


The Preserve at The Willows  
**Plat Map**

**THE WILLOWS**

143rd St

- AVAILABLE HOME
- AVAILABLE LOT
- RESERVED
- MODEL
- SOLD
- FUTURE PHASE



UPDATED: 10/31/19



## THE WILLOWS

The Preserve at The Willows

### LOT PRICING

LOT	SIZE (sq ft)	TYPE	PRICE
65	16,753	Level	NEW MARK
66	20,328	Level	BICKIMER
67	19,707	Level	ENGLE
68	17,291	Level	RODROCK
71	16,988	Level	BICKIMER
72	16,988	Level	ENGLE
73	16,117	Level	RODROCK
74	14374	Level	COVENANT
78	11,740	Level	BICKIMER
80	13,939	Daylight	NEW MARK
85	40,561	Level	\$179,950
87	13,068	Walkout	NEW MARK
88	17,436	Level	\$129,950
89	17,349	Level	\$129,950
90	17,261	Level	\$129,950
91	17,174	Level	\$129,950
92	17,171	Level	ENGLE
93	18,018	F D/L	\$144,950
94	19,166	Daylight	NEW MARK
95	20,986	Daylight	\$144,950
96	14,059	Walkout	\$144,950
97	23,157	Walkout	\$164,950
98	17424	Walkout	RODROCK
99	18,201	Level	\$164,950
100	14,875	Level	\$139,950
102	19,166	Walkout	ENGLE
103	20,473	Daylight	RODROCK
106	16,833	Level	\$144,950
107	15,988	Level	ENGLE

\*prices subject to change



THE WILLOWS

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The Preserve at the Willows  
**Featured Builders**

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The Preserve at the Willows  
**Building Requirements**

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## THE WILLOWS

### **Finished Square Footage:**

Finished floor area excludes finished attics, garages, basements, or similar--Variances must be approved

- Ranch: minimum 2,000 sq. ft. total
- Reverse 1.5 Story: minimum 3,000 sq. ft. total; with at least 1,800 sq. ft. on main floor
- Two story residence: minimum 3,400 sq. ft. total
- One and one-half story: minimum 3,000 sq. ft. total; with at least 1,800 sq. ft. on main floor

### **Approval Process:**

Developer must approve the following:

- Final Plan Approval Checklist
- Building plans
- Exterior materials and Exterior color scheme (including exterior stone selection)
- General landscaping plan (minimum \$5,000)
  - Minimum 2 trees in front yard, greater than 2" caliper-at least one Hardwood towards landscape minimum of \$5,000
- Plot plan with placement and grading (must be prepared by Phelps Engineering)
- As-Builts (must be prepared by Phelps Engineering)

### **Building Material Requirements:**

- Exterior walls and appurtenances should be L.P. smart siding /trim or greater.
- Shutters must be constructed of wood.
- 4 Sided Trim: Trim color a different tone than main body of the residence on all four sides.
- Exterior vertical components such as porches, decks or lanais covered with paint or stain.
- Exposed exterior foundations and walls shall be same color as residence.
- No air conditioning apparatus or unsightly projection may be affixed to front of residence.
- 9 foot foundation walls or greater.
- Minimum three car garage.
- Approved fences must be three rail Montage Majestic Style with dome tops in flat black color, built vertical and horizontal with a maximum height of 4 feet.
- Location of fence must follow property lines. Exceptions will be made with Developer approval
- Vertical decking and handrails must be constructed of cedar; ground supports may be of treated wood.
- Stone on elevation to follow grade and down to driveway.
- Stone & Stucco returns on elevation. Can vary by depth. Minimum 18 inches
- Concrete window wells (No Metal)

### **Doors & Windows:**

- Windows and exterior doors should be constructed of glass, wood, aluminum clad, vinyl, fiberglass, or any other materials approved.
- No windows or exterior doors may be silver or other bright finish.
- 8 foot garage doors with architectural pattern.

### **Roofs:**

- 30 Year Composition or greater; Approved color to be Weathered Wood.

### **Miscellaneous:**

- Uniform address plaques required
- In-ground irrigation system required
- Fully sodded lot
- Pre-stub radon vent through attic required
- No more than 2 feet of foundation shall be exposed at the front landscape bed area



THE WILLOWS

The Preserve at the Willows  
**Available Inventory**

Updated: 10/31/19

BUILDER	LOT / ADDRESS	PLAN	PRICE**	DUC*
Rodrock	Lot 73 14459 S Parkhill St.	The Rawlings II 2 Story, 4 Beds, 4 Baths, 3 Car	\$646,500	60
Rodrock	Lot 98 14530 S Parkhill St.	The Sonoma Reverse 1.5, 4 Beds, 3 Baths, 3 Car	<b>SOLD</b>	60
Rodrock	Lot 103 14576 S Parkhill St.	The Rawlings II 2 Story, 5 Beds, 4 Baths, 3 Car	\$681,500	60
James Engle	Lot 70 14423S Parkhill St.	The Laurel Expanded Modified Traditional Front Porch Elevation 1.5 Story, 4 Beds, 3.5 Baths, 3 Car	\$626,821	90
James Engle	Lot 72 14447 S Parkhill St.	The Catalina - Hampton Elevation 1.5 Story, 4 Beds, 3.5 Baths, 3 Car	\$696,906	90
James Engle	Lot 102 14564 S Parkhill St.	The Sarasota Reverse - Mountain Elevation Reverse 1.5	\$710,664	90
Bickimer	Lot 71 14435 S Parkhill St.	TBD	TBD	150
Covenant	Lot 74 14471 S Parkhill St.	The Clare Reverse 1.5, 4 Beds, 3 Baths, 3 Car	\$555,000	90
Bickimer	Lot 79 14539 S Parkhill St.	The Jefferson EX Reverse 1.5, 4 Beds, 3 Baths, 3 Car	<b>SOLD</b>	90
New Mark	Lot 80 14551 S Parkhill St.	The Kinsley 1.5 Story, 5 Beds, 4 Baths, 3 Car	\$617,950	90
Bickimer	Lot 81 14563 S Parkhill St.	The Jefferson II Reverse 1.5, 4 Beds, 4.5 Baths, 3 Car	<b>SOLD</b>	90
New Mark	Lot 87 14621 S Parkhill St.	The Morgan Reverse 1.5, 4 Beds, 3 Baths, 3 Car	\$589,900	90
New Mark	Lot 94 14476 S Parkhill St.	The Oakwood Reverse 1.5, 4 Beds, 3 Baths, 3 Car	\$609,950	90

\*DUC = Days Until Completion

\*\*Prices subject to change



THE WILLOWS

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The Preserve at the Willows  
**Area Attractions**

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## Blue Valley Schools

Liberty View Elementary

Pleasant Ridge

Blue Valley West High School

## Points of Interest

Amesbury Lake Park

Blue Valley Recreation Sports Complex

Heritage Park Football Complex

Scheels Overland Park Soccer Complex

Black Bob Park

Deanna Rose Children's Farmstead

St. Andrews Golf Club

## Grocery Stores

Hen House

Hy-Vee

Whole Foods