








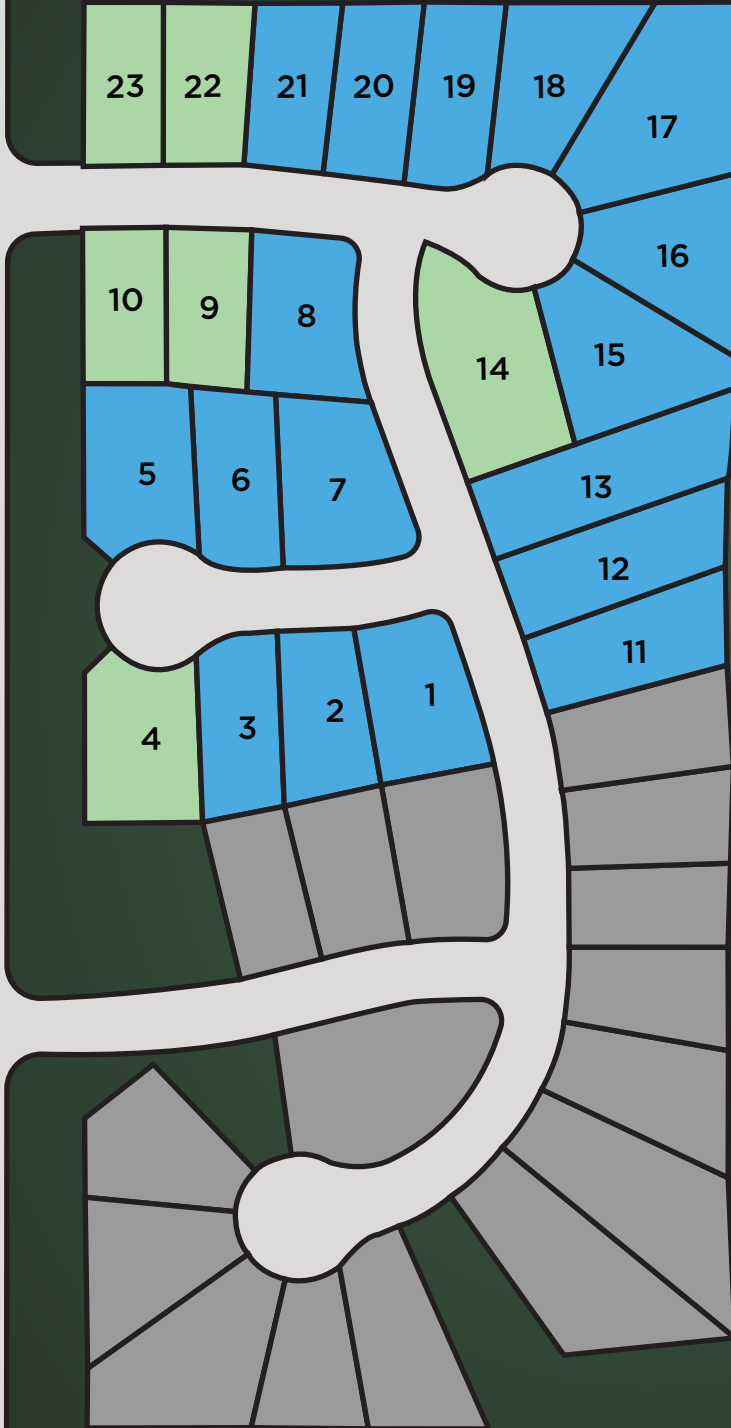
THE WILLOWS

WILLOW POINTE

-  AVAILABLE HOME
-  AVAILABLE HOMESITE
-  MODEL
-  SOLD
-  FUTURE PHASE

Pflumm Rd

Pflumm Rd



UPDATED: 2/3/2020



THE WILLOWS

Willow Pointe

HOMESITE PRICING

Homesite	Homesite Sq Ft	Homesite Grade	Homesite Price
1	10,483	Walkout	COVENANT
2	9,219	Walkout	COVENANT
3	9,517	Walkout	COVENANT
4	10,930	Level	\$99,950
5	11,615	Walkout	NEW MARK
6	9,224	Walkout	ENGLE
7	12,555	Walkout	ENGLE
8	11,308	Daylight	NEW MARK
9	8,291	Daylight	\$104,950
10	8,125	Daylight	\$89,950
11	11,442	Level	BICKIMER
12	12,268	Level	ENGLE
13	13,817	Level	RODROCK
14	15,713	Level	\$124,950
15	13,444	Level	ENGLE
16	11,774	Level	BICKIMER
17	17,000	Level	RODROCK
18	11,419	Daylight	BICKIMER
19	9,577	Daylight	BICKIMER
20	9,286	Daylight	NEW MARK
21	8,945	Daylight	RODROCK
22	8,843	Daylight	\$104,950
23	8,449	Daylight	\$89,950

**prices subject to change*



THE WILLOWS

Willow Pointe
Featured Builders





Willow Pointe Building Requirements

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Finished Square Footage:

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

- Ranch: minimum 1,800 sq. ft. total
- Reverse 1.5 Story: minimum 2,400 sq. ft. total; with at least 1,400 sq. ft. on main floor
- One and one-half story: minimum 2,400 sq. ft. total; with at least 1,400 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 \$1,500)
 - Minimum of 1 trees in front yard (greater than 2" caliper) with at least one tree being Hardwood (non-evergreen)
 - Landscape allowance to be used toward house frontage only
- 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.
- Trim color a different tone than main body
- 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.
- 8 foot foundation walls or greater
- Minimum two 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.
- Metal window wells or greater

Doors & Windows:

- Windows and exterior doors: should be constructed of glass, wood, metal, vinyl or any other materials approved;
- No windows or exterior doors may be silver or other bright finish.

Roofs:

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

Miscellaneous:

- Uniform address plaque required
- Fully sodded lot
- Pre-stub for radon vent through attic required



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Area Attractions

Blue Valley Schools

Liberty View Elementary

Pleasant Ridge

Blue Valley West High School

Grocery Stores

Hen House

Hy-Vee

Whole Foods

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

Maintenance Provided Amenities

HOA Dues are \$195/per month,
*includes the \$850 yearly dues.



Zero Entry Pool



Mowing included



Maintenance Of
All Common Areas



Open Floor Plans



First Floor
Master Bedrooms



Carefully Designed
Features



Award-winning
School District



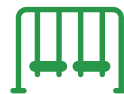
Covered Porches



Opening and Winterization
of Sprinkler System



Snow clearing begins
at 2 inches of snow.



Playground



Close to Dining,
Recreation And
Entertainment