

FOR SALE



The Farm at Garnet Hill

- Lot 17 - 0.83 Acres - \$225,000
 - Lot 29 - 0.72 Acres - \$275,000
 - Lot 33- 1.14 Acres - \$350,000
 - Lot 36- 1.05 Acres - \$375,000
 - Lot 38- 1.27 Acres - \$300,000
 - Lot 45- 1.04 Acres - \$450,000
 - Lot 46- 0.94 Acres - \$375,000
- MLS # 2033001
MLS # 2033008
MLS # 2020382
MLS # 2033012
MLS # 2033251

For more information, contact:

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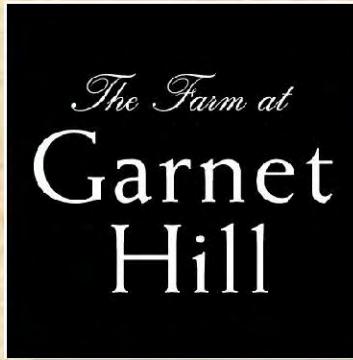
Dylan Quinn
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M: 913.744.6041

25 Years Experience. Local, Family Owned.

www.quinnkc.com
15111 Metcalf Ave Overland Park, KS 66223

ONE ACRE ESTATE LOTS
STARTING AT

\$275,000



ESTATE HOMES
STARTING AT

\$1,200,000

LOCATED AT 165TH & SWITZER ROAD
OVERLAND PARK, KANSAS

Features & Amenities:

- New Phase Exclusive 22 lots on Thirty-five secluded acres
- Up to 250 foot wide lot fronts
- Stone Monumentation entryway & pavilion
- Common area greenspace buffer with lakes and nature paths
- Blue Valley Schools—New Southwest High School, Aubry Bend Middle School, & Timber Creek Elementary School
- Convenient highway access to 69 Hwy via 151st, 159th & 167th Streets
- All utilities provided to each lot: city sewers, water, electricity, natural gas, phone and latest high speed AT&T fiber optic cable

Building Specifications:

Minimum requirements (not including garage or basement):

- 2 story Residence – 4,200 square feet with at least 2,250 square feet of living area on the first floor.
- 1 & 1/2 story Residence– 3,800 square feet with at least 2,600 square feet of living area on the main floor.
- Reverse 1 & 1/2 story Residence– 3,600 square feet with 2,800 square feet of living area on the main floor.
- 1 story Residence (Ranch type home) at least 3,000 square feet on the main level.



Example home for illustrative purposes only

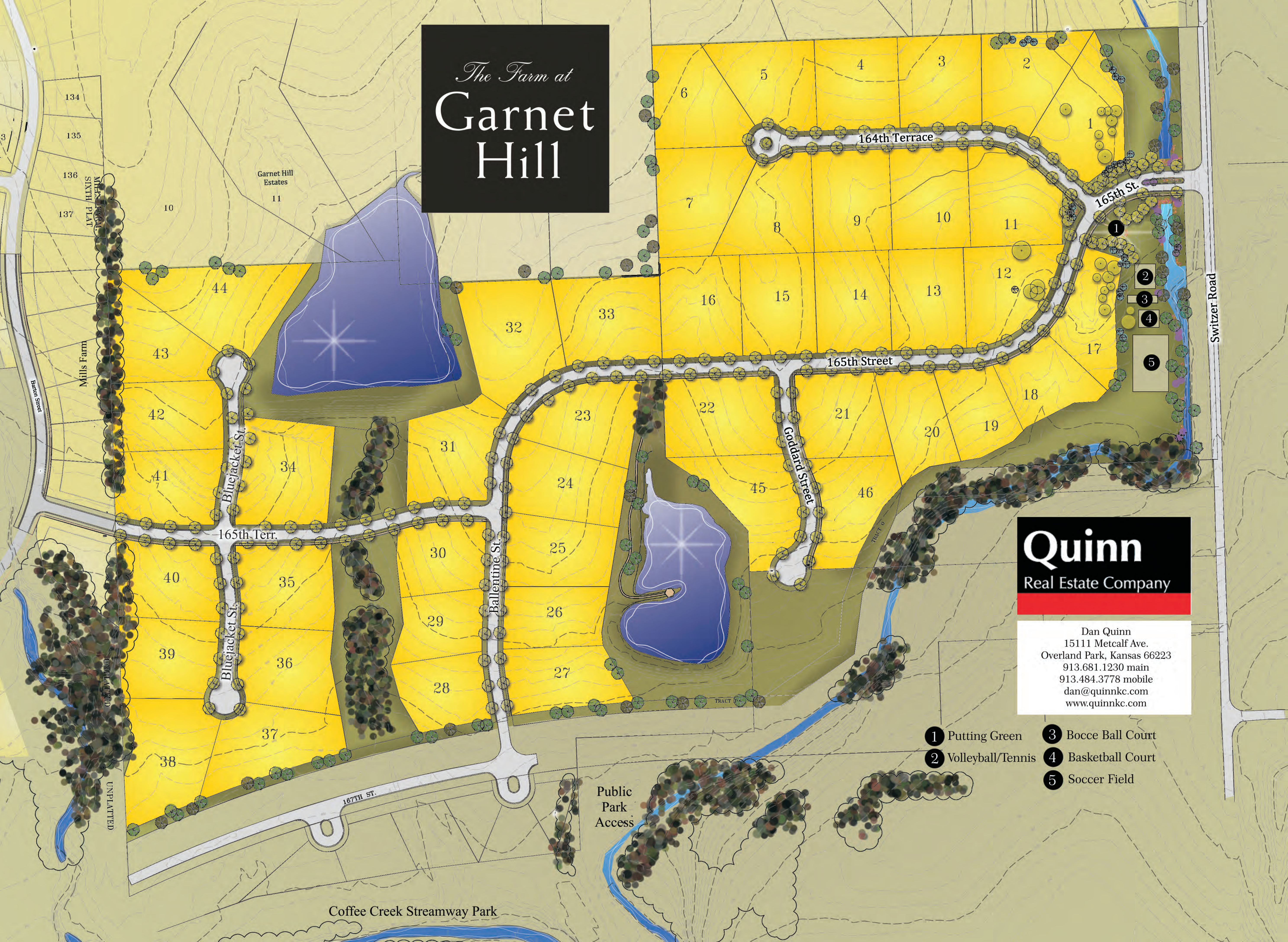
DAN QUINN, QUINN REAL ESTATE CO.

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The Farm at
Garnet Hill



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 Real Estate Company

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- 1 Putting Green
- 2 Volleyball/Tennis
- 3 Bocce Ball Court
- 4 Basketball Court
- 5 Soccer Field

Coffee Creek Streamway Park

Public Park Access

Switzer Road

Barren Street

Mills Farm

Bluejacket St.

Ballentine St.

Godard Street

164th Terrace

165th St.

165th Terr.

167th St.

134

135

136

137

10

Garnet Hill Estates
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UNPLATTED

TRACT D

TRACT G



The Farm at Garnet Hill

All lots adjoin water or greenspace.

All lots about 1 acre. Mostly walk out lots.

Phase 1:

Lot #	Address	Lot Price/Status	Builder
12	10500 W 165th St	SOLD	Koehler Building Co.
16	10704 W 165th St	SOLD	Dave Estes
17	10405 W 165th St	\$225,000	available

Phase 2:

Lot #	Address	Lot Price/Status	Builder
23	10713 W 165th St	SOLD	Rick Standard Homes
24	10717 W 165th St	SOLD	Woodbridge Homes
25	16521 Ballentine St	SOLD	Holthaus Builders
26	16525 Ballentine St	SOLD	R&S Homes
27	16601 Ballentine St	SOLD	Koehler Building Co.
28	16600 Ballentine St	SOLD	Koehler Building Co.
29	16524 Ballentine St	\$275,000	available
30	16520 Ballentine St	SOLD	Koehler Building Co.
31	10722 W 165th St	SOLD	SOLD
32	10712 W 165th St	SOLD	Rick Standard Homes
33	10708 W 165th St	\$350,000	available
34	16513 Bluejacket St	SOLD	Koehler Building Co.
35	16521 Bluejacket St	SOLD	Koehler Building Co.
36	16525 Bluejacket St	\$375,000	available
37	16529 Bluejacket St	SOLD	Koehler Building Co.
38	16528 Bluejacket St	\$300,000	Koehler Building Co.
39	16524 Bluejacket St	SOLD	R&S Homes
40	16520 Bluejacket St	SOLD	Dave Estes
41	16512 Bluejacket St	SOLD	Covenant Homes
42	16508 Bluejacket St	SOLD	Woodbridge Homes
43	16504 Bluejacket St	SOLD	Todd Hill Homes
44	16500 Bluejacket St	SOLD	Woodbridge Homes
45	16504 Goddard St	\$450,000	available
46	16505 Goddard St	\$375,000	available

To purchase one of these properties please contact Dan Quinn at Quinn Real Estate Co.

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