



Chapel Ridge
at Lakewood



The Woods
Maintenance Provided Luxury
Townhomes

About Lakewood:

Lakewood is a beautiful, 2,200-acre, master-planned community situated between Highway 291 on the East, Lee's Summit Road on the West, and just two miles south of I-70. It is home to more than 2,300 residents who enjoy all the amenities Lakewood has to offer. Chapel Ridge at Lakewood is home to 3 custom communities, including maintenance-provided luxury townhomes, located in Chapel Ridge at Lakewood - The Woods.



Lakewood Amenities:

Two (2) Lakes, covering ~365 Acres • 2 Marinas • Pontoon Boat Rental • Fishing • Swimming Beach • 3 Swimming Pools – Lakewood Aquatic Center, East Lake Village Pool & Lakewood Oaks • Lakewood Oaks Country Club – Par 71 Golf Course • 3 Playgrounds • 7 Tennis Courts • Pickleball Court • Basketball Courts • 2 Lighted Sand Volleyball Courts • 3 Baseball Fields • 3 Soccer Fields • Award-winning Public Schools – AAA Rated

Community Clubs & Activities including: Garden Club • Bridge Club • Mom's Club • Sail & Paddle Club • 2 Youth Swim Teams • Tennis Club • Yoga • Pilates • Stitches Club • Water Aerobics • Bass Fishing Club • Plus a monthly member calendar with daily events.



Your New Home in Chapel Ridge: The Woods

Choyce, LLC – Residential developer and Higdon Construction is offering maintenance provided luxury townhomes in The Woods. Build your dream home, and enjoy the unique Lakewood lifestyle.

Key Information – Building in Chapel Ridge – The Woods:

- Lot purchases and residential construction are subject to the Declaration of Restrictions, outlining: minimum square footage, types of building materials, and more. Ask to review the document before purchase.
- All building plans must be approved by the developer, Choyce, LLC, before permit.
- The Woods has an active Homes Association (www.lpoa.com) to ensure community esthetics, provide Lakewood amenities, and common ground maintenance. The monthly fee is \$389.57 and includes LPOA Dues \$116.07, Exterior Maintenance Fee \$52.50, Group Service Fee \$84.50, Appraisal Fee \$1.50 & Building Structure Insurance, determined by annual appraisal. In addition, one-time fees will be assessed at closing to cover recreational amenities (\$230.50) and new member fees (\$229.50).



Townhome Offerings in Chapel Ridge, The Woods

Higdon Construction and Choyce, LLC, is offering maintenance provided luxury townhomes in The Woods. Select from a Ranch or 2-Story Townhome with 3 floor plans to choose from.

3-Plex Artist's Rendering:



4-Plex Artist's Rendering:



About Higdon Construction:

At **Kevin Higdon Construction**, we believe that communication, quality, and service are our top priorities. With over 20 years of custom home construction and quality renovations in the Kansas City metro area, we are prepared to make your dreams come true.

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Directions to Chapel Ridge:

