



COTTONWOOD CANYON PRESENTS THE ASHLYNNE MODEL

BUILDER: B.L. Rieke
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Since the unique style and design of this artfully-crafted home will surely take your breath away, it is safe to say mere words fail to do it justice. Located in the exclusive and luxurious suburban oasis in Lenexa, Kansas, known as Cottonwood Canyon, this one-of-a-kind, award-winning custom home will surely appeal to all of one's senses. The level of detail that has gone not only into this home but also into its surroundings is what makes it a true stand out in quality custom home building. In fact, all of the homes constructed in Cottonwood Canyon are designed with exemplary craftsmanship in mind, an integral part of the personality of the community. The intention is to provide homeowners with not just a place to live, but an experience to embrace.

Designed by one of Kansas City's premier custom builders, B.L. Rieke, this home, known as the Ashlynnne, boasts a modern spin on a rustic style. Its high level of interior design and detail complement the stunning outdoor views of Canyon Farms Golf Club and surrounding nature. This reverse 4,236 square foot masterpiece has four bedrooms, four full bathrooms, and a flex room/den option. While it is definitely expansive, it is the details that truly give this place its unique personality.

"So much went into this home, particularly with respect to the trim work and crown molding," noted Angie Ripley, lead marketing agent for the development. "This is something you just don't see that often in the Kansas City market."

Unique to the trim work is the manner in which it is constructed. A three-step process is required to bring out its detailed finish, highlighting the unique variations within the wood, such as the darker blackness that highlights the creases, adding a subtly elegant touch

without overwhelming the overall look. Additionally, all of the 1 3/4" interior doors were crafted by the Amish, and there are custom-built barn doors leading into the flex room.

Other unique details include the carefully orchestrated appointments of brick, stone, tile and wood throughout the home which play in perfect harmony with one another, adding that decidedly original touch without one element overplaying the other. It all just seems to



work, and the spacious windows strategically placed throughout the home offer a beautifully framed view of the incredible outdoor vistas.

"The views from this home are spectacular," noted Ripley. "You can see the lake on one side and the golf course on the other side, but you don't feel as if they are right in your backyard."

On the main level is the luxurious master suite, complete with a bathroom worthy of a celebrity with a free standing soaker tub, spacious shower and walk-in closet. An additional bedroom with full-size bathroom and walk-in closet are also located on the main level, along with a den/study/flex room, laundry room, kitchen with



spacious butler's pantry, and cozy yet expansive family gathering area. There is also an incredible mud room complete with ample storage just off the garage. The open design of this home invites many opportunities for entertainment yet its warm and comfortable design also encourages a cozier and more intimate setting for smaller gatherings.

The kitchen makes a strong statement with its impressive island, quartz countertops, subway tile and alder cabinets. The beautifully crafted stone and brick archway creates a seamless yet structured distinction between the kitchen area and the main family room. Hardwood flooring is a leading player throughout the home, as well as tile in the entry way, in the bathrooms, and on the lower level.

The grand curved staircase descends to the lower level where a spacious recreation room with gaming area awaits. A generous wet bar and serving area, two bedrooms and two full bathrooms complete the layout. The linear electric fireplace, artfully framed by tile, is perfect for entertaining, as it adds a comfortable ambiance yet

won't fill the room with unwanted extra heat.

Finally, the covered outdoor deck with gas fireplace and ample space for relaxing and/or entertaining offers the perfect setting to take in the breath-taking and peaceful views at the end of the day.

It is nearly impossible to walk through this home and not fall in love. From top to bottom, it is filled with a myriad of details that charm, inspire and delight. The layout has been constructed and designed to meet most any family's lifestyle needs and wishes. This home is also available in a smaller footprint. Interior design credits for this particular model go to designer Toni Rieke.

Developer Steve Hughes is truly excited about this home and the remaining building opportunities in the community.

"We've appreciated the partnership we have had with Bruce Rieke since we began this community in 2009," he indicated. "Our original dream for this site has come to fruition."

Currently, 98 lots have been developed within Cottonwood Canyon with only 20 lots still available. An additional 27 are being developed now with completion anticipated later this year in the final phase of the development.



**For more information on Cottonwood Canyon,
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