

SUMA DESIGN & CONSTRUCTION AND CHAPEL HILL

Partnering Award-Winning Homes with an Award-Winning Neighborhood

Set in one of south Overland Park's most desirable communities, Chapel Hill offers inspiring floor plans by some of the area's most notable builders.

While a striking contemporary home design may not be for everyone, for those who do gravitate towards this style, Suma Design and Construction stands as the leader of the pack. The essential philosophy behind contemporary design specialists leans towards a "less is more" mentality. The emphasis is on thoughtful design, which highlights selected points of interests throughout the home. Basically, outstanding contemporary design is the little black dress of the home building industry, accessorized with just the right touches to give it the attention it deserves while still adhering to a classic, clean and simple style.

With 40+ years of experience in the construction industry, Sumada is the consummate expert and master of his craft. His creative wheels constantly in motion, he enjoys the motivation new sparks of creativity afford him and embraces unbridled enthusiasm when it comes to his trade. His design portfolio is not only an open book, but potentially one without end, as he continually strives to remain a leading force in the inspired designs he brings to life.

What never changes, however, is Sumada's commitment to quality and value. Those are the primary elements that can be found in each and every Suma Design-built home. They are not optional. Sumada also strives to make his mark in some of the metro area's leading new home communities, such as the award-winning Chapel Hill, located in beautiful southern Overland Park just off 167th Street and Pflumm.

Bill Gerue, of Weichert Realtors Graham Welch, the lead sales agent who markets the community, along with real estate partner, Krissy Kempinger, emphasized the overall beauty of this park-like setting.



"This neighborhood contains such a diverse mix of floor plans to fit nearly every lifestyle," he expressed. "It was developed by CH Development Company, LLC, to create a 'neighborhood of neighborhoods,' so to speak, offering amenities not typically found in other neighborhoods."

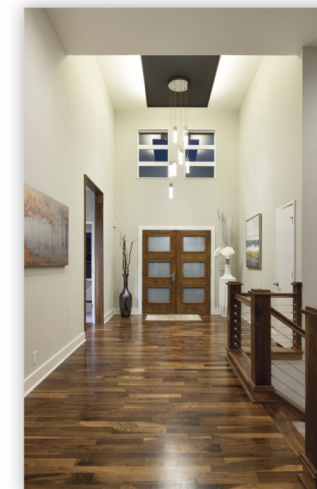
An equally integral part of the entire team at Chapel Hill are Richard Lashbrook, principal owner of CH Development, who owns Chapel Hill and his son, Rick Lashbrook; Amy Collier, licensed primary Realtor assistant; and Katie Cook, back-up marketing assistant.

The new model home row for Phase IV (of eight planned phases total) is under construction and nearing completion, featuring updated and new floor plans by Kansas City's leading builders, including Don Julian Builders, New Mark Homes, James



Engle Custom Homes, Suma Design, Parkview Homes KC and Bickimer Construction.

"Six builders are represented in the model home row," noted Gerue, indicating those homes begin in the mid-\$500,000 price range and go on up to the low \$700,000s. New floor plans within the community overall start in the mid-\$400,000s and homeowners can choose from a wide variety of unique designs in the portfolio



of builders. Three of the six model homes in the new model row are now open for viewing and include the Santa Claire III, a show-stopping reverse 1.5 story floor plan by Suma Design.

"Each builder brings different styles to the community and owners can choose the floor plan and square footage that best meets their needs and lifestyles," stated Gerue.

Included in Phase IV will be an expanded package of amenities to enhance the current lagoon-shaped swimming pool, tot lot and scenic walking trails. Expected amenities include an expanded tot lot, a competition-sized swimming pool, a clubhouse (perfect for residents to host guests), and even a pickleball court. This is a welcoming community with a pastoral-like atmosphere. Upon

completion of the entire neighborhood, residents can explore 3.5 miles of scenic walking trails that peacefully meander throughout all phases of the development. To add to its appeal is the 1200-acre Heritage Park, to the west of Pflumm, which also features an 18-hole golf course, a 30-acre off-leash dog park, picnic cabanas, sports fields, copious green space, a new 18-hole championship Frisbee course, and a 40-acre lake, perfect for fishing, swimming and sailing.

Spread across 240 acres of picturesque land, Chapel Hill has already welcomed home 280+ families. Upon completion, 500+ homes will beautifully dot the landscape and enjoy the rural-like ambiance, courtesy of the contiguous 70 acres of greenspace and natural prairie grasses.

With Phase IV in The Estates section of this new home development, buyers can choose from 80 incredible homesites, of which approximately 80% offer daylight or walkout basement locations contiguous to some of the most breath-taking greenspaces in the area. Additionally, roughly 85% of the floor plans feature the master suite in the main floor. Overall, there are 34 floor plans in the builders' portfolio, but that number is dramatically extended by each individual builder's offering of floor plans. Chapel Hill is located in the Spring Hill School District. ■



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