

TIMBERSTONE RIDGE

PRESENTED BY PRIME DEVELOPMENT

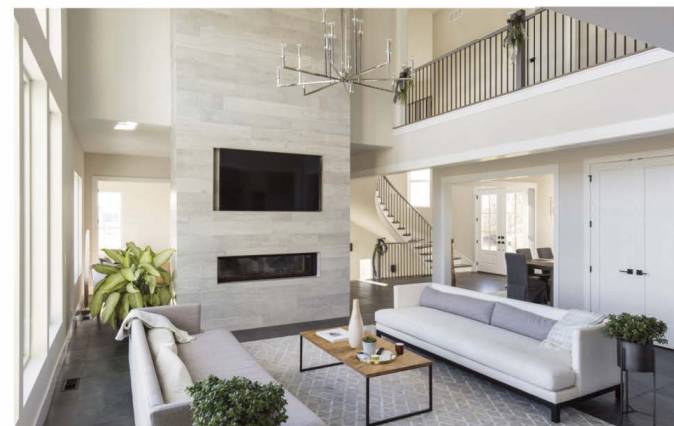
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Ancient Greek philosopher Aristotle once said, “In all things of nature there is something of the marvelous.” While he lived centuries ago, he could have easily directed his thoughts towards a quiet and tranquil local residential community tucked gently into the arms of nature, a place where the dialogue between the individuals who reside there and the natural surroundings is as effortless as it is intentional.

Imagine living in a comfortable yet elegant home that doesn’t just blend in with its natural surroundings, but almost makes you feel as if the place in which you live has been purposely designed to be fully in tune with nature. If you have ever dreamed of owning a home that enjoys blurred lines between its structural concept and the land that surrounds it, then consider this your invitation to experience the one-of-a-kind lifestyle that awaits you at Timberstone Ridge.

Located just a quarter mile west of K-7 on 119th Street in Olathe, Kansas, some might call Timberstone Ridge a highly-exclusive neighborhood; others may liken it to a vacation resort. Either way, this is a calming sanctuary, seemingly far away from the hustle and bustle of the city yet close enough to all important conveniences of daily living.

When the development team recently broke ground on this tranquil, secluded and heavily-wooded haven with 47 acres of rolling terrain, they focused on a unique approach to what residential design and development can be. Rather than tend to the details of landscaping measures subsequent to constructing homes, these forward-thinking innovators have proposed to build the homes around the existing vistas, allowing those views to determine the overall plan, setting the



Todd Hill Homes has begun construction on his exceptional 1-1/2 story, 4-car garage, Emerson II plan that is offered at \$1,195,000.

stage for some of the most spectacular views partnered with the feeling of being comfortably swept away into the peace and serenity it offers.

Timberstone Ridge offers the opportunity to purchase not only a luxurious new home, but also peace of mind. Prospective buyers are investing in developers with long-standing roots and a secure financial history within the communities they serve. With an impressive resume of establishing some of the most inspired and desirable residential communities in the metro area, Prime Development Land Company, the exclusive marketing company for Timberstone Ridge, is excited at what awaits new homeowners in this natural paradise.

“We strive to create new home communities with thoughtful design, capturing secluded cul-de-sacs, creative winding streets, open spaces and greenbelts with views,” expressed Dennis Patterson,

member of the Development team and community manager. “Land planning in harmony with nature and family-friendly amenities are vital to our neighborhoods, surpassing ordinary design.”

With just 36 lots available in one phase only, this community gives new meaning to exclusive. Lots average over three-quarters of an acre in size and rest comfortably in the densely wooded surroundings. The lot prices begin in the low \$200,000’s with home prices starting close to \$1 million.

“This neighborhood is patterned in the lens of a nature conservancy,” emphasized Patterson. “Our focus is on tree preservation, site setbacks, keeping the mature trees undisturbed, and maintaining as pristine and natural of an environment as possible.”

The forested terrain, changing elevations and challenging topography define the area, yet its developers held fast to their commitment to preserve the natural ambiance around it all, keeping a promise to live in harmony with nature. This is not a place where the landscape is installed as an afterthought to complement the homes. It is a retreat in which the homes are thoughtfully created and inspired by the natural beauty around them. The rolling topography of the streets set the tone for their design while the attention to minimize the impact of tree removal allows for some of the most spectacular views of an untouched earth. The community also features an 11-acre private park and a paved walking trail.

“We really want to encourage people to come out and drive around the area,” said Patterson.



Not just in the business of marketing extraordinary communities, Prime Development offers the right product in the right location at the right time, offering the most distinctive neighborhoods that continue to exceed customer expectations. Timberstone Ridge confidently checks all those boxes.

When building in Timberstone Ridge, owners can bring their own custom builder or partner with one of the developer’s selected team members to create their perfect home. ●

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To schedule a personal tour, contact Dennis Patterson at 913.851.5800. Learn more online at [TimberstoneRidgeKS.com](https://www.TimberstoneRidgeKS.com).