



# REFLECTION RIDGE TOWNHOMES

A DEVELOPMENT OF  
3 & 4 BEDROOM  
PROPERTIES IN BEAUTIFUL  
SHAWNEE, KANSAS

These stunning units were built with expert craftsmanship and all feature stunning, high end finishes and practical floorplans with options for every buyer.



**Listing Broker: Richelle Oades**  
**Rodricks, Oades & Co. Realty**  
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# WHAT NEW BUILD CONSTRUCTION SHOULD ALWAYS BE

- Waterfall quartz countertops and custom tile backsplash in the kitchen
- Smart appliances throughout including all kitchen items and garage
- Convenient electric fireplace
- Upstairs laundry with nearby laundry/office space
- Quartz countertops and custom tile in every bathroom
- Every unit basement fully finished
- Sprinkler systems included for every unit
- Master bedroom, master bathroom and all floors insulated for sound control
- Nine foot ceilings on main level
- Extra deep driveways for additional parking
- Two hour firewalls separate each unit for safety and sound control
- 40 amp electric vehicle charging outlet
- 90% high efficiency furnace and 50 gallon hot water heater
- Exterior LP Smart Siding
- Sump pumps included in every basement
- Community gazebo and garden
- HOA includes yard, trash, recycling and snow removal





# MULTIPLE PRICE POINTS AVAILABLE

- 22903 W. 72nd Terrace, Shawnee, KS 66227 \$440,000 (4BR, 3.1 BA, 2 car garage)
- 22905 W. 72nd Terrace, Shawnee, KS 66227 \$395,000 (3BR, 3.1 BA, 1 car garage)
- 22907 W. 72nd Terrace, Shawnee, KS 66227 \$440,000 (4BR, 3.1 BA, 2 car garage)
- 22911 W. 72nd Terrace, Shawnee, KS 66227 \$440,000 (4BR, 3.1 BA, 2 car garage)
- 22913 W. 72nd Terrace, Shawnee, KS 66227 \$395,000 (3BR, 3.1 BA, 1 car garage)
- 22915 W. 72nd Terrace, Shawnee, KS 66227 \$440,000 (4BR, 3.1 BA, 2 car garage)
- 22919 W. 72nd Terrace, Shawnee, KS 66227 \$440,000 (4BR, 3.1 BA, 2 car garage)
- 22921 W. 72nd Terrace, Shawnee, KS 66227 \$395,000 (3BR, 3.1 BA, 1 car garage)
- 22923 W. 72nd Terrace, Shawnee, KS 66227 \$440,000 (4BR, 3.1 BA, 2 car garage)
- 22924 W. 72nd Terrace, Shawnee, KS 66227 \$400,000 (4BR, 3.1 BA, 1 car garage)
- 22922 W. 72nd Terrace, Shawnee, KS 66227 \$420,000 (4BR, 3.1 BA, 2 car garage)
- 22914 W. 72nd Terrace, Shawnee, KS 66227 \$420,000 (4BR, 3.1 BA, 2 car garage)
- 22912 W. 72nd Terrace, Shawnee, KS 66227 \$375,000 (3BR, 3.1 BA, 1 car garage)
- 22910 W. 72nd Terrace, Shawnee, KS 66227 \$420,000 (4BR, 3.1 BA, 2 car garage)
- 22906 W. 72nd Terrace, Shawnee, KS 66227 \$420,000 (4BR, 3.1 BA, 2 car garage)
- 22904 W. 72nd Terrace, Shawnee, KS 66227 \$375,000 (3BR, 3.1 BA, 1 car garage)
- 22902 W. 72nd Terrace, Shawnee, KS 66227 \$420,000 (4BR, 3.1 BA, 2 car garage)

## WHAT'S NEARBY?

15 minute walk to Horizon Elementry and Park  
5 minute drive to nature trails at Black Hoof Park  
17 minute drive to The Legends Shopping Center  
9 minute drive to Lenexa City Center & Lenexa Market  
10 minute drive to Falcoln Ridge Golf Course

20 minute walk to Shawnee Crossings Retail  
10 minute drive to Shawnee Mission Park  
6 minute drive to Shawnee Golf & Country Club  
33 minute drive to KCI Airport  
27 minute drive to downtown Kansas City



### Richelle Oades

LISTING BROKER

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# TRIPLEX & DUPLEX FLOOR PLANS



Triplex End Unit  
4BR 3.1BA 2 car garage



Triplex Middle Unit  
3BR 3.1BA 1 car garage



PLEASE NOTE THE BELOW VARIATIONS TO THESE FLOORPLANS EXIST. CONFIRM EXACT FLOORPLAN WITH LISTING REALTOR PRIOR TO WRITING YOUR CONTRACT. THANK YOU.

- ALL UNITS ON THE NORTH SIDE OF THE STREET HAVE FINISHED BASEMENTS THAT ARE NOT WALK OUTS.
- ALL UNITS ON THE SOUTH SIDE OF THE STREET HAVE FINISHED BASEMENTS THAT ARE WALK OUTS.
- ONE SIDE OF THE DUPLEX HAS A 2 CAR GARAGE AND THE OTHER HAS A 1 CAR GARAGE.
- UNIT 22905 DOES NOT HAVE AN ELECTRICAL CAR CHARGING OUTLET.

Duplex  
4BR 3.1BA 1 car garage

