



THE TOWNHOME LIFESTYLE WE'VE ALL ASKED FOR

IS HERE.



An exclusive, gated community.

NEW! THE VILLAS AT TALLGRASS

The Villas at Tallgrass offer the young professional or empty nester an established, distinctive address without the care of a large home and property. Come home to a quiet, mature neighborhood. Walk to Bradley Fair for shopping and dining. Enjoy proximity to a championship golf course, or join it if you will.

Maintenance-free, this gated townhome enclave will offer controlled access. Grounds will be professionally landscaped, allowing you to trade up from your lawn mower or landscaping help to elegant outdoor living around your patio.

Townhome living allows a simpler, edited life and affordable luxury.

Grounds will be professionally landscaped.



COLORADO CRAFTSMAN ARCHITECTURE.

The Villas at Tallgrass are designed to complement their natural environment. With limestone veneer, authentic stucco and exposed cedar beams, townhome exteriors are long on style and absent pretension. They'll beautifully blend new-home construction and utility with comfort.

SMART, TRANSITIONAL SPACE.

The Villas at Tallgrass feature energy-efficient construction with many green building features, including high-performance Earthwise™ windows made in Wichita. An open floor plan with zero-entry (no steps) to the main level accommodates lifestyle change. Covered courtyard outdoor spaces maximize enjoyment of your home and leverage the beauty of the surrounding environment.

A TEE-TO-GREEN EXPERIENCE.

For the owner looking for an everyday destination experience, the villas are a pitching wedge from TCC's clubhouse, pool and new state-of-the-art fitness facility. For the couple with more interest in a private, backyard view, the villas back to the 17th green and 18th hole of the Arthur Hills-designed Tallgrass Country Club.

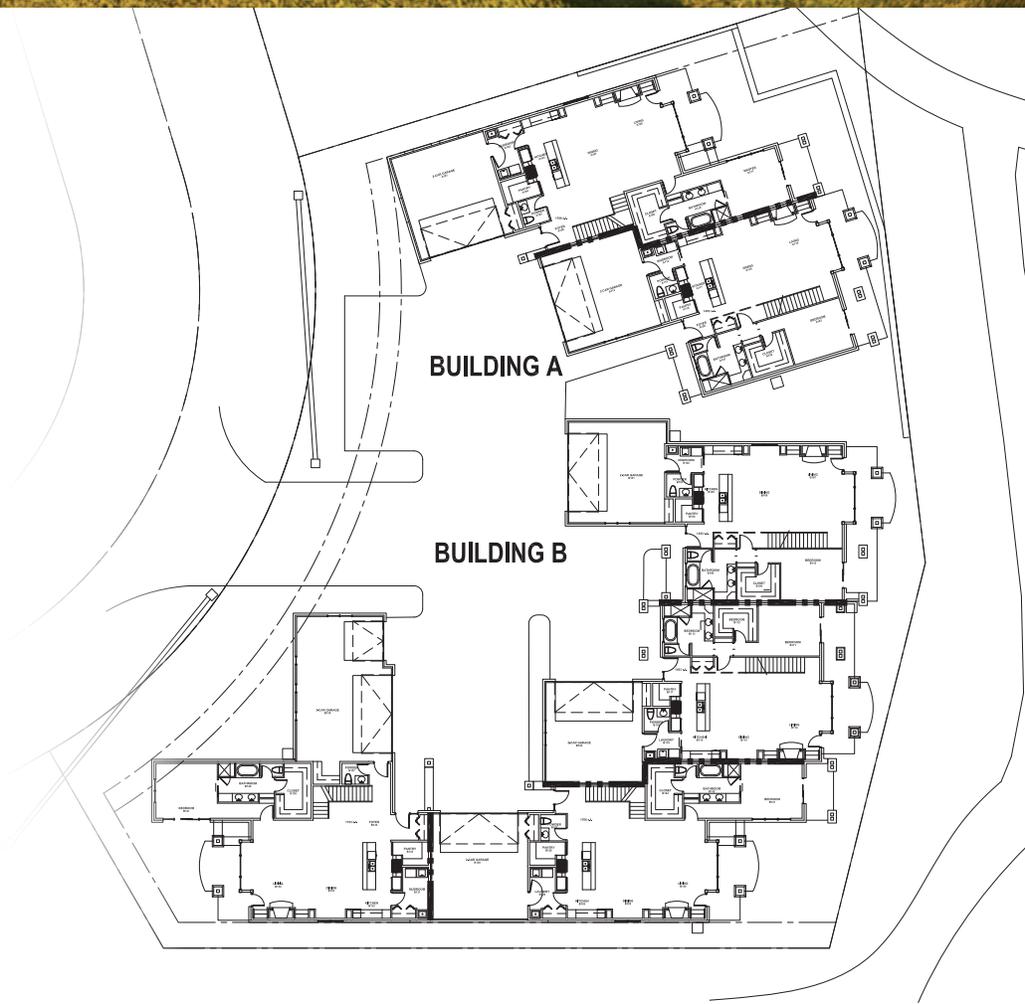


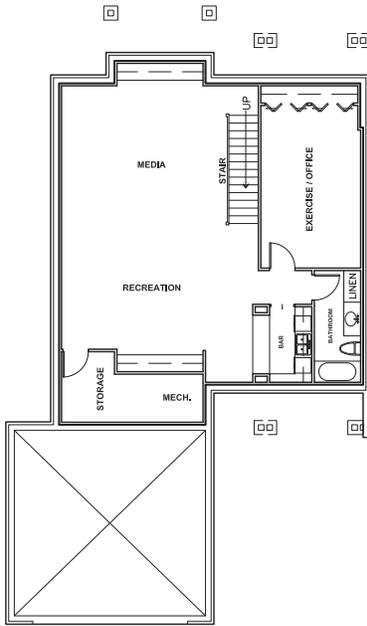
"I don't want my life to be bound by my home. Neither do I want my home and its surroundings to limit my life."

SIX ELEGANT TOWNHOMES.

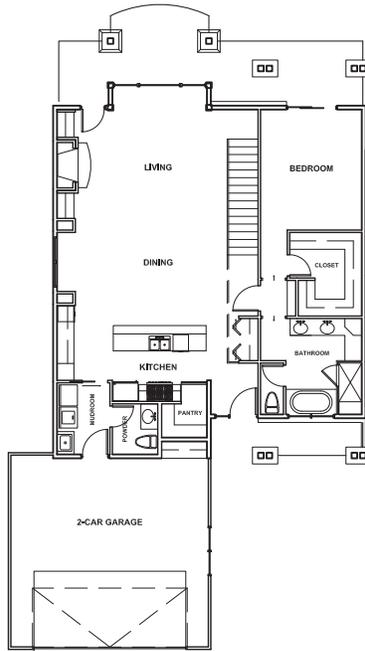
ONE UNIQUE, QUICKLY PASSING OPPORTUNITY.

With floor plans offering 3500 to 4100 square feet of finished space, the Tallgrass townhomes will be built on a spacious but manageable footprint. For anyone who's ever walked away from a townhome community because it felt too much like a compound, the villas graciously bend to the lock-and-leave lifestyle without conceding style. The interiors of the townhomes feature high, vaulted ceilings with beams in the great room, wood floors and granite countertops. Finished lower levels are designed with a family/media room, wet bar and bedroom suite to accommodate both everyday living and guests.

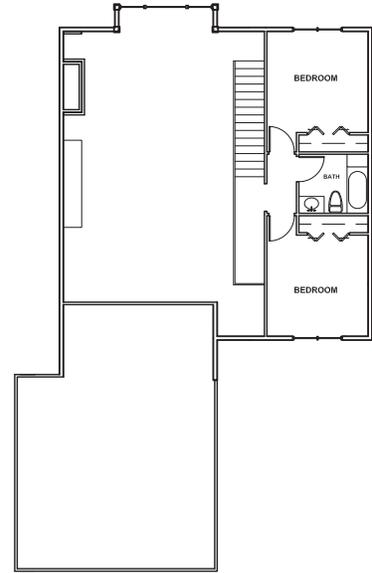




BASEMENT

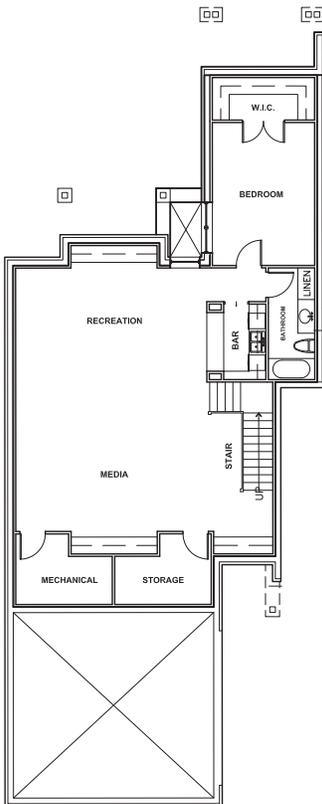


MAIN

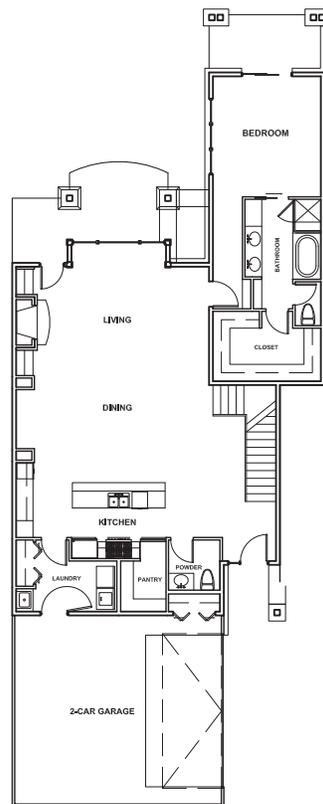


UPPER

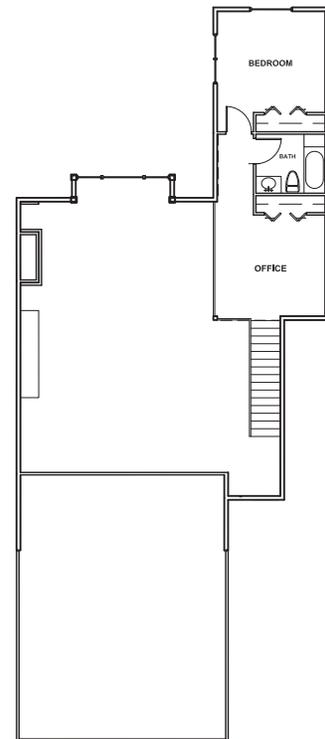
FLOOR PLAN 1



BASEMENT



MAIN



UPPER

FLOOR PLAN 2

The two basic floorplans are shown here. There are five slightly different plans, one with a three-car garage.

**A LIMITED OPPORTUNITY.
THESE WILL GO FAST.**

Completion of the Villas at Tallgrass is expected March 2016. Pre-selling is underway now. For more information, an appointment or reservation to secure your space, please call **Debbie Rich** at **316.708.1954** or **Chris Ketzner** at **316.619.5709**.

