



This is an artist's rendering. All lot numbers are conceptual in nature. Other amenities are subject to change at the developer's discretion. All lot dimensions are approximate. For all exact lot dimensions and project amenities, refer to the final plat. Please verify all existing lot conditions prior to lot sale. Pricing and information is subject to change without notice at the developer's sole discretion. Information deemed reliable. Talk to Carol for details on open building lots. 1/6/24



E of Ridge Rd on 45th St N

Community Information

Community Amenities:

Easy Access
2 Stocked Lakes w Fountains
Community Swimming Pool
Clubhouse
Playground
Lot Sizes from 1/4 to 1/2 Acre
Water and Huge Trees
Maize Schools / Wichita Address
Lower Wichita Water Bill
NO Rentals Allowed

Builders:

JL Russell Construction
Moeder Construction
Paul Gray Homes
Beverlin LLC

Patio Home Builders:

Lies-Bugner Homes
Mullin Inc
TW Custom Homes

Specials:

Estimated \$185-TBD per month

HOA:

\$58.33/month

\$ /month Patio (dues undergoing annual assesment review)



Have you Heard about?.....

Open Builder

Edgewater is now open builder, subject to approval!
Talk to Carol for details.

The Flex Plan

We are proud to introduce an innovative new way of living! Enjoy a home with numerous living spaces and endless possibilities for uses! Make the Flex Room a sunroom, handicap accessible suite, a parent suite or just a huge covered patio! Ask Carol for more information or available plans.

PATIO HOMES ARE HERE!

HOA Fees Include:

Lawn Mowing, Fertilization, Snow Removal, Trash
Individually Owned/Controlled Well & Sprinklers

Plus enjoy the other amenities Edgewater has to offer!



Carol Phipps
204-9467

carolhippsrealtor.com

All information is deemed reliable but may be subject to change without notice.1/6/24



@CAROLPHIPPS.JRUSSELLREALTOR