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Grey Oaks: New floor plans, home sites add buyer appeal

Rodrock Development

"New-home buyers who might be thinking that there's nothing new on the market are in for a surprise when they visit Grey Oaks," Bob Sloan said.

Sloan and Sherri Hines are community managers of Grey Oaks, the Rodrock Development community that is rolling out new floor plans and a new phase of wooded-view home sites. Grey Oaks is just west of Interstate 435 and north of Shawnee Mission Parkway in western Shawnee.

Updated two-story, story-and-a-half, atrium split-level and reverse-story-and-a-half homes in Grey Oaks start in the \$270,000s, and range to the low \$400,000s and up. Square footages vary and, depending on the floor plan, homes may feature four to five bedrooms, 2 1/2 to 5 1/2 bathrooms and two- or three-car garages.

In addition to the two new floor plans being introduced by builder James III Homes, Grey Oaks is offering a new phase of home sites this summer. The new sites are just south of the already 400-homes strong community. Many of the new sites offer wooded backyard views.

Grey Oaks is now open to outside builders, with floor plan approval.

"Buyers have a great opportunity in Grey Oaks to find what they're looking for," Hines said. "The homes in Grey Oaks reflect consumer desire for beautifully finished interiors, well-appointed kitchens, sumptuous master suites and flexibility when it comes to choosing square footage."

Builder James III Homes is inviting visitors to tour two new plans. The Aspen III Five is a two-story, five-bedroom plan with what the community managers describe as a commanding front entrance. It features an open first floor, a great room with a fireplace and extensive wood molding detail. The generous, well-appointed kitchen offers an abundance of storage: custom wood cabinetry, an oversize center island with storage underneath and a large pantry.

Four bedrooms, including the large master suite, are upstairs. All feature separate, private bathrooms. On the first floor just off the kitchen, a fifth bedroom can double as a den or home office. It features a three-quarters bathroom.

Paying homage to the great outdoors, The Aspen III Five includes a roof-covered outdoor room off the kitchen with a floor-to-ceiling stone fireplace and ceiling fan. The three exterior walls have tall, wide arched openings and one wall opens to an adjoining patio.

"The Aspen III Five's open air room expands outdoor living to three seasons, maybe four," Sloan said.

The Hawthorn is James III Homes' new story-and-a-half plan with four bedrooms and 4 1/2 bathrooms. The open first floor layout features a living room with a fireplace, a formal dining room and a welcoming kitchen, Sloan said. The master suite is on the main floor. Each bedroom has its own private bathroom. The Hawthorn plan also features an upstairs loft.

Grey Oaks' location is considered another community asset. "Grey Oaks' highway access is ideal, whether the destination is the airport, downtown Kansas City, Olathe, Lawrence or Topeka," Sloan said.

A well-rounded community amenities package includes distinctive stone entrance monuments, wrought-iron perimeter fencing and attractive common-area landscaping. Grey Oaks introduced the area's first zero-entry infinity swimming pool with fountains. Recreational amenities also include a sand volleyball court, gas grills and picnic areas, and age-appropriate playgrounds.

Elementary, middle and high schools are located on land adjacent to the Grey Oaks community. A private parochial school option is also nearby.

Rodrock Development's track record is another plus. "For many, purchasing a home is the biggest financial decision they'll ever make," Sloan said. "Our locally and family owned developer brings a proven 35-year history of successful Johnson County residential development to the table. Rodrock Development's