



TALLGRASS

at WILDERNESS VALLEY

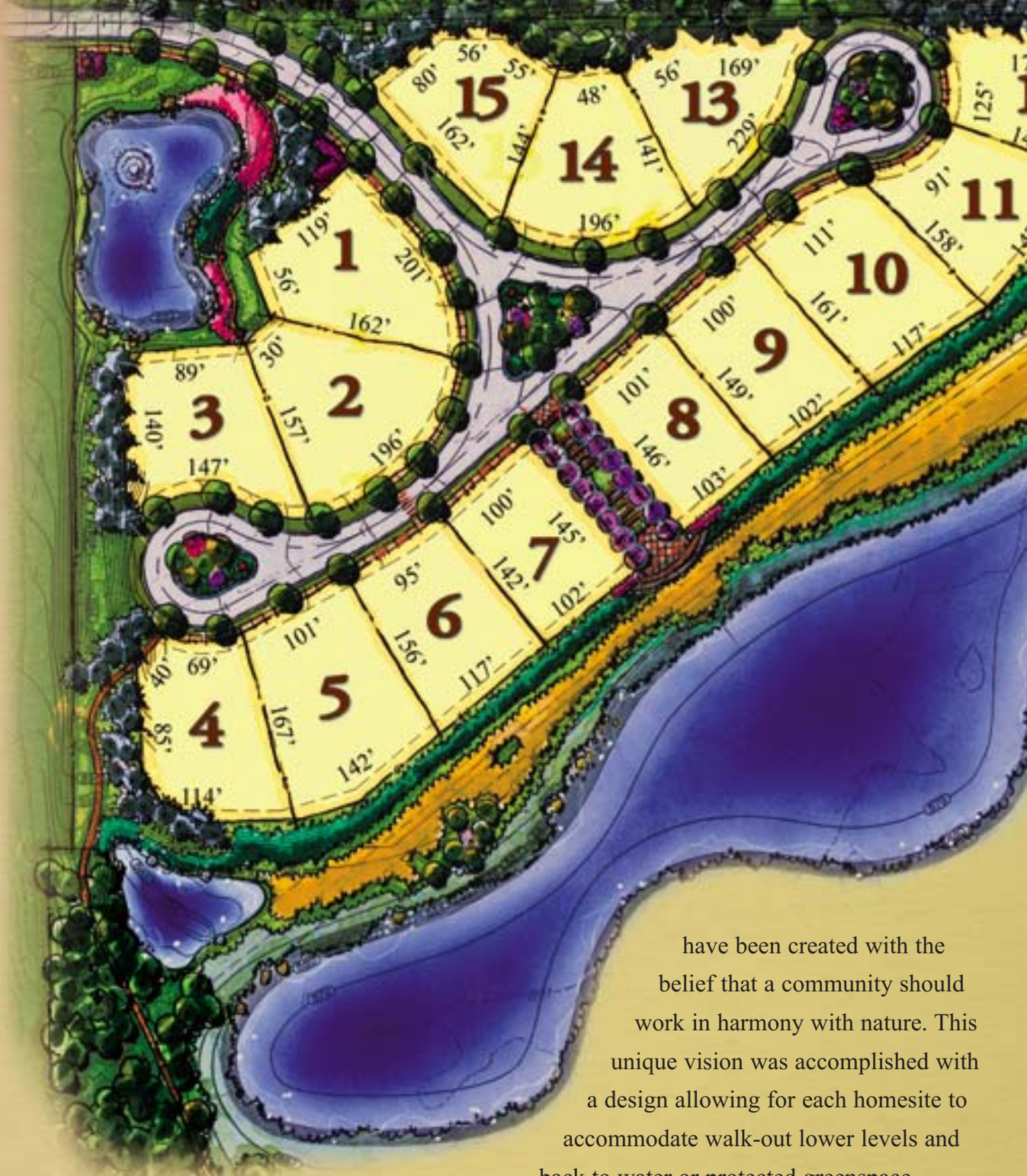


Paradise has Moved...



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at
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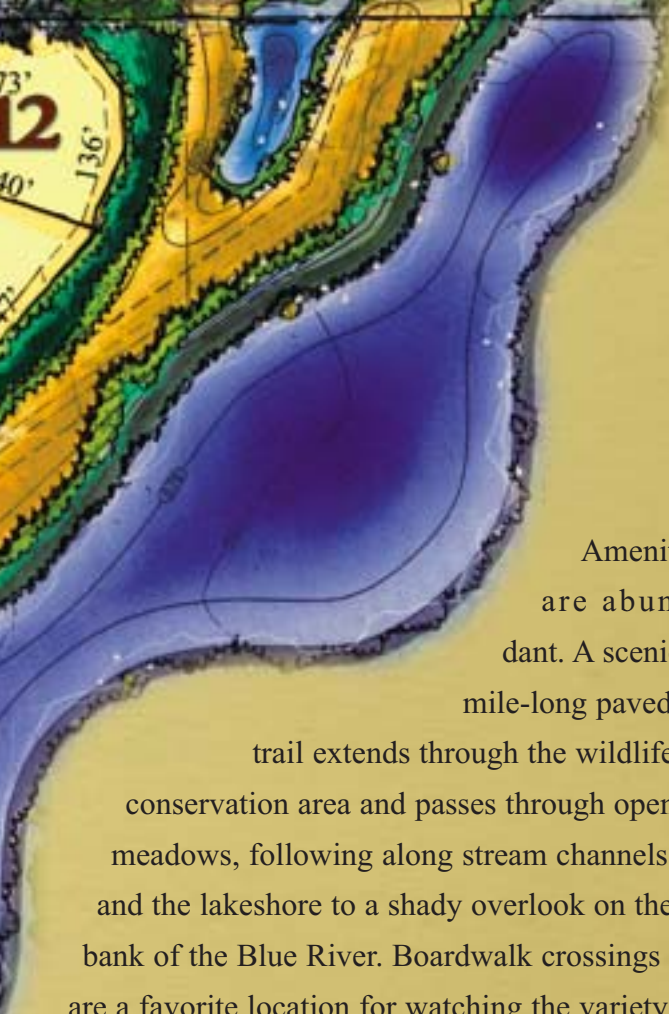


have been created with the belief that a community should work in harmony with nature. This unique vision was accomplished with a design allowing for each homesite to accommodate walk-out lower levels and back to water or protected greenspace.

YOU CAN'T HELP BUT NOTICE THE QUIET

For many Johnson County residents the sights and sounds of Mother Nature are almost forgotten, but not for homeowners in Tallgrass at Wilderness Valley, who will wake every morning to a wildlife refuge right in their own back yard. 15 exclusive homesites

Nestled among Johnson County's most pristine wildlife, Tallgrass at Wilderness Valley is surrounded by a 400-acre nature preserve and conservation area with woods, prairies, streams, lakes and natural wetlands. Wildflowers, prairie grasses, and thousands of native trees and shrubs have been planted to restore wildlife habitat and enhance old-growth forest along the banks of the nearby Blue River.



Amenities are abundant. A scenic

mile-long paved trail extends through the wildlife conservation area and passes through open meadows, following along stream channels and the lakeshore to a shady overlook on the bank of the Blue River. Boardwalk crossings are a favorite location for watching the variety of waterfowl that make their home within the community. A beautiful pavilion sits at the water's edge and is a quiet escape providing spectacular vistas.

The pool facility sits adjacent to a natural streamway and offers a large family pool, a separate wading pool for toddlers, and a cabana designed in the style of vernacular turn-of-the-century farmhouses. Neighborhood children enjoy state-of-the-art Blue Valley elementary and middle schools, right next door to Tallgrass at Wilderness Valley.

An appreciation for the quality of life and commitment to excellence are what make a community great for countless generations. This commitment to intelligent design with the timeless gifts of Mother Nature make Tallgrass at Wilderness Valley the "Natural Place to Live".

An Exclusive Community with Every Homesite Backing to Water or Greenspace

- 15 Exclusive Homesites
- Paved walking trails throughout the community
- Pool & Cabana Complex
- Surrounded by over 400 acres of protected greenspace
- Exceptional entrance

Appreciated Design Guidelines

Roofing: All roofs must be tile, concrete tile, slate, or approved equal

Landscape: A minimum of \$10,000 must be allowed including street trees

Building Materials: Stucco, Stone, or Brick must be used on all sides. Sheet siding shall not be allowed

Fences: Black Iron fences permitted with design approval

Pools: Are permitted with design approval

Nearby Shopping & Points of Interest

Iron Horse Golf Course • 3 minutes

Lionsgate Golf Course • 5 minutes

Highway 69 Alternate • 2 minutes

Osco® • 5 minutes

Starbucks® • 5 minutes

Walmart® • 3 minutes

Target® • 6 minutes

Post Office® • 5 minutes

Grocery - Price Chopper® • 4 minutes

Gas / Quick Trip • 5 minutes

Fire Station • 2 minutes

Town Center Plaza • 11 minutes

Menorah Medical Center • 10 minutes

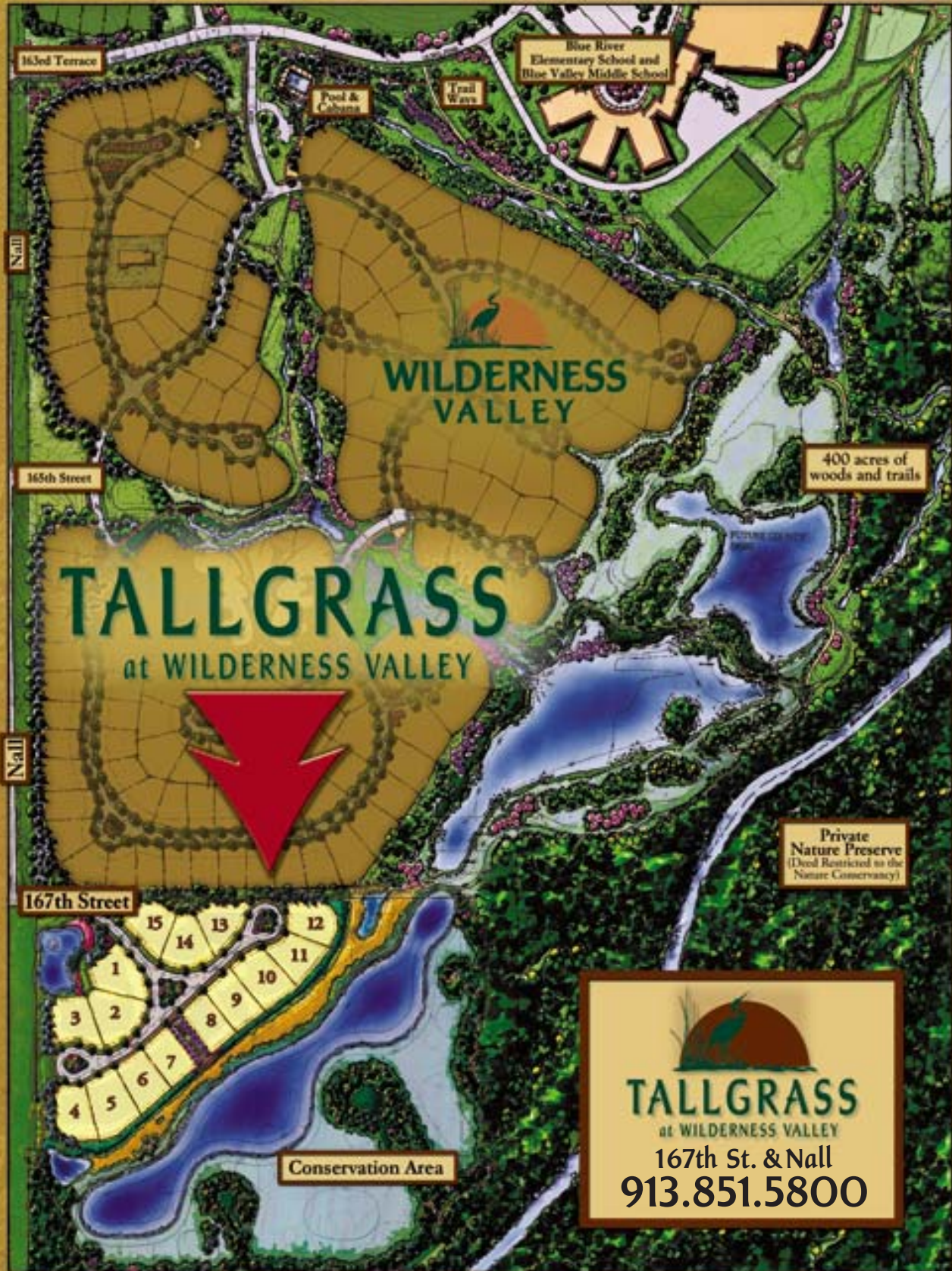
Nall Valley Shops • 4 minutes

Marketed exclusively by:



All lot lines and dimensions are approximate.
Please refer to final plat for exact dimensions.

*Fifteen Exclusive Homesites
Surrounded by a Nature Preserve*



TALLGRASS
at WILDERNESS VALLEY
167th St. & Nall
913.851.5800