



Clear Creek - The Clearing

**Short Walk to New Schools,
Variety of Home Plans,
Amenities and Attractions**

Success came early at Clear Creek in Shawnee. The popular residential community only grows more popular with the opening of its newest neighborhood.

Since its early 2000 opening, buyers have continually chosen the community on the east side of Monticello Road as their new home address.

The reasons are many: a convenient location within a short walk of new DeSoto district schools, a good variety of home plans and sites, and an attractive amenity package.

"Clear Creek has done very, very well," said Beckie Lobe of Coldwell Banker Advantage, the real estate company marketing the Robben Development community across Monticello Road from Mill Valley High School and Monticello Trails Middle School.

Clear Creek opened with two neighborhoods, The Meadow and The Forest, located on 61st and 60th streets, respectively.

Today, The Meadow is sold out and new homes are emerging on the hilltop that is The Clearing, the third Clear Creek neighborhood to be developed.

The Clearing will contain 73 homes located around two looping streets and a trio of cul-de-sacs on the high ground north of 60th Street and east of Clear Creek Elementary School where Clear Creek Parkway and Lone Elm Street meet.

"We have 38 homesites in the first phase and another 35 will be developed this fall," Lobe said.

Under construction in the new community are versions of the "Signature Series" home designs built by Trinity Custom Homes Inc. (Don Bell Jr., principal), the exclusive builder in The Clearing at Clear Creek.

"These are the same plans Trinity built in The Meadows. In The Clearing, however, we have many lots that can accommodate walk-out and daylight lower levels," said Christy Drake, community marketing manager at The Clearing.

Many of The Clearing's sites, too, can handle three-car garages or garages that load from the rear. The prices on the lots range from \$44,950 to \$58,950. Homesites are also on cul-de-sacs or back up to the park land in the center of the neighborhood.

The "Signature Series" homes are two-story and front-to-back split level plans.

"We can also build a ranch," Lobe said.

The new homes in The Clearing have three and four bedrooms; two to three-and-a-half bathrooms; 30-year composition roofs; stucco and stone facades; Smart Trim engineered exteriors; engineered flooring systems; insulated vinyl tilt-in windows; GE appliances; direct-vent gas fireplaces; designer front doors with sidelights; crown molding, master suites, patios and landscape tile upgrades, tech packages that include the prewiring for cable and telephone outlets in all rooms (except halls and baths).

They are:

- The "Whittier," a three-bedroom, two-bath front-to-back split level priced at \$191,808 on a \$46,950 homesite;
- The "Loyola," a three-bedroom, 2 1/2-bath two-story priced at \$203,990 on a \$46,950 homesite;
- The "Creighton," a four-bedroom, 3 1/2-bath two-story priced at \$218,005 on a \$46,960 homesite;
- The "Baylor," a four-bedroom, 3 1/2-bath two-story priced at \$215,132 on a \$46,960 homesite;



• And The "Concordia," a four-bedroom, 3 1/2-bath two-story priced at \$219,894 on a \$46,960 homesite.

• Trinity Custom Homes' newest floorplan, "The Rockhurst," will also be featured in The Clearing. Priced at \$219,005 on a \$46,950 homesite, The Rockhurst is a four-bedroom 3 1/2-bath plan distinctive from the other four-bedroom plans.

"In general, our price range in The Clearing ranges from the \$190,000s into the \$230,000s." Our homes are selling quickly.

Speculative homes representing all five floor plans are under construction.

Finished versions of the plans are available for showing at Asbury Estates in south Olathe.

Clear Creek is in the DeSoto School District and within walking distance of all three schools: The elementary school is next door, and the middle and high schools are across Monticello.

"The closeness to the schools is a big plus for many of our families," Drake said.

Also important to residents, Lobe said, is the community's convenient location between Johnson Drive and Shawnee Mission Parkway and their links with nearby stores, restaurants and other roadways.

"This part of Johnson County is a very popular spot," Lobe said, which should translate into good

appreciation of value for homes in the area.

Residents in The Clearing will belong to the Clear Creek Homes Association and enjoy the use of the neighborhood's swimming pool and cabana.

In the Forest, there are only eight homes still available! Prices range from \$238,500 to \$319,500. Plans by Woodstone Homes, B.L. Rieke, Mark Hoelting, Robert Garver, and Benchmark are featured.

Information on the community is available at a sales office located just east of Monticello Road on 60th Street. Office hours are 1 to 6 p.m. Sunday, noon to 6 p.m. Monday and Tuesday and 10 a.m. to 6 p.m. Wednesday through Saturday. Christy Drake is on-site manager and Cindy Dummermoth is the resale partner.

Call (913) 441-6292 or go to the Web site at www.clearcreekdev.com for additional information.

Visit The Clearing at Clear Creek by going west from Interstate 435 or east from Kansas Highway 7 on Shawnee Mission Parkway to Monticello Road. Go north on Monticello to 60th Street and turn east to Lone Elm. Take Lone Elm north to Clear Creek Parkway and the construction sites.

