



MODEL HOMES

MODEL HOMES OPEN 1-5PM THURSDAY-MONDAY

3347 S Linden Ct

Price: \$410,666
 Finished Sq Ft: 2565
 1365 main | 1200 lower
 Bedrooms: 5 Bathrooms: 3 Garage: 3



Welcome to the Magnus 2 one of the most popular M&M Construction designs. Split three bedroom two full baths on the main floor. Great Room has electric fireplace, wood beams and luxury vinyl flooring and is open to the kitchen and dining. The kitchen features a center island, walk-in pantry, quartz countertops, luxury vinyl flooring and drop zone with bench at the garage entry. Dining is located adjacent to the kitchen and gives you a nice view of your large backyard. Owner's suite and bath have walk-in closet, double vanity with quartz countertop and shower. Lower level has finished family room, two additional bedrooms, full bath and plumbed for future wet bar. This home has a 3 car garage, covered deck, lower patio, sprinkler system, lawn, and landscaping included in the price.

AVAILABLE NOW

3323 S Linden Ct

Price: \$419,900
 Finished Sq Ft: 2730
 1443 main | 1287 lower
 Bedrooms: 5 Bathrooms: 3 Garage: 3



Great 3 bedroom 2 bath split ranch with finished basement including family room, two bedrooms, bath and wet bar. Open plan with vaulted ceiling. Kitchen island overlooks the dining and living areas with walk-in pantry and plenty of storage. Owners suite has walk-in closet, stand alone tub, shower and double vanities. This home also features covered deck, three car garage, sprinkler system, yard and landscaping. Information deemed reliable but not guaranteed and may be changed with prior notice. This was a model home and is now available for immediate occupancy.

9018 E 33rd Cir

Price: \$372,900
 Finished Sq Ft: 1859
 Bedrooms: 3 Bathrooms: 2 Garage: 3



Zero Entry Home! Great Open Floor Plan has 3 bedrooms and 2 bathrooms. The Kitchen features an Island Cabinet with Quartz Counter Tops and a Walk-in Pantry, Luxury Vinyl Plank Flooring is Throughout the living, kitchen, dining, entry and laundry. Electric Fireplace in the Living with a tile front. The Master Bedroom has a Tray Ceiling and the Master Bath has Double Vanities and a custom walk in Tile Shower. Covered Patio, Sod & Sprinklers are Included in the price.

All information deemed reliable but not guaranteed and subject to change. Pricing may change at any time without notice. Office Open 1-5pm Thursday-Monday



AVAILABLE NOW

MODEL HOMES OPEN 1-5PM THURSDAY-MONDAY

3433 S Linden Ct

Price: \$365,000

Finished Sq Ft: 2255

1355 main | 900 lower

Bedrooms: 5 Bathrooms: 3 Garage: 3



Open Floorplan, great for entertaining! 3 bedroom, 2 bath 3 car garage with open kitchen, living, dining combo. Kitchen Island overlooks dining and Vaulted living space with plenty of space to entertain. Kitchen features a pantry and island. Living room features access to covered deck overlooking back yard. This is a split bedroom plan. Master bedroom has a custom ceiling feature. Master bath has large shower with his and her vanities with nice size walk-in closet. Basement finish includes two additional bedrooms, family room, full bathroom and wet bar. Sod, sprinklers and landscaping is included!

3437 S Linden Ct

Price: \$467,088

Finished Sq Ft: 2615

1546 main | 1546 lower

Bedrooms: 5 Bathrooms: 3 Garage: 3



New Oakley plan by M & M Construction. Split Three bedroom, two full baths on the main level. Great room has beamed ceiling, accent wall featuring an electric fireplace and shelving on one side. Kitchen and dining are open to the great room which is great for entertaining. Features center island, quartz counter tops, abundant walk-in pantry and a lot of cabinets and storage. The lower level basement is finished with family room, two additional bedrooms, beautiful wet bar and full bath This home also has a three car garage, sprinkler system, lawn and landscaping.

9104 E 33rd Cir

Price: \$411,500

Finished Sq Ft: 2084

Bedrooms: 4 Bathrooms: 3 Garage: 3



Zero Entry home with 4 bedrooms, 3 bath, 3 car garage on a wooded lot! Great Open Floor Plan has 4 bedrooms and 3 bathrooms. The Kitchen features an Island Cabinet with Quartz Counter Tops and a Walk-in Pantry, Luxury Vinyl Plank Flooring is Throughout the living, kitchen, dining and entryway. Electric Fireplace in the Living with a tile Front. The Master Bedroom has a Tray Ceiling and the Master Bath has Double Vanities and a custom walk in Tile Shower. The Master Closet is also oversized. Covered Patio, Sod & Sprinklers are Included in the Price.

All information deemed reliable but not guaranteed and subject to change. Pricing may change at any time without notice. Office Open 1-5pm Thursday-Monday



Rocky Ford New
Homes

Jacob Gibbs
316.282.5676
jgibbs2804@gmail.com

J. RUSSELL
COMMUNITIES.COM



AVAILABLE NOW

MODEL HOMES OPEN 1-5PM THURSDAY-MONDAY

9010 E. 33rd Cir.

Price: \$430,000

Finished Sq Ft: 2570

1320 main | 1250 lower

Bedrooms: 5 Bathrooms: 3 Garage: 3



This beautiful 5 bedroom, 3 bath home is located in the desirable Derby School District but has lower Wichita taxes. This home offers a spacious kitchen with ample cabinetry and counter space, ideal for both everyday living and entertaining. The main level features comfortable living areas while the finished basement includes a large family room and wet bar, providing additional space for relaxation and gatherings. Conveniently located across from McConnell AFB, this property combines comfort, functionality, and an excellent location.

9014 E. 33rd Cir. S

Price: \$428,000

Finished Sq Ft: 2621

1421 main | 1200 lower

Bedrooms: 5 Bathrooms: 3 Garage: 3



Welcome home to this beautifully appointed 5 bedroom, 3 bath residence located in a sought-after neighborhood within the Derby school district but the lower Wichita taxes. Situated directly across from McConnell AFB, this home is perfect for military and civilian families alike. The open main level features a bright living area that flows into the kitchen and dining space-ideal for everyday living and entertaining. Easy access to the community pool, nearby shopping and activities make this move-in ready home a must see!

9108 E 33rd Cir

Price: \$379,990

Finished Sq Ft: 2050

Bedrooms: 4 Bathrooms: 2 Garage: 4



Hard to find 4 bedroom, 2 bath on wooded lot and Zero Entry Home! Great Open Floor Plan with big kitchen and features an Island with Quartz Counter Tops and a Walk-in Pantry, slow close cabinets and doors. Luxury flooring throughout the living, kitchen, dining and entryway. Electric Fireplace in the Living and beams in the ceiling. The Master Bedroom has view of private wooded lot in rear and the Master Bath has Double Vanities and a custom walk in Tile Shower! Covered Patio, Sod & Sprinklers are Included in the Price. 4 Car oversized garage for all your toys!

All information deemed reliable but not guaranteed and subject to change. Pricing may change at any time without notice. Office Open 1-5pm Thursday-Monday



Rocky Ford New
Homes

Jacob Gibbs
316.282.5676
jgibbs2804@gmail.com

J. RUSSELL
COMMUNITIES.COM