



Today's new homes offer more benefits than ever before. Here's a quick list of the Top 10 reasons why so many home buyers prefer to buy new:

## 1. Design Your Dream Home Your Way:

Why settle for someone else's choices when you can select your favorite cabinets, countertops, appliances, carpets and flooring? While you're at it, you can choose gorgeous bath and kitchen fixtures, lighting and other options that you love. Your new home will reflect your style, not someone else's taste.

## 2. Innovative Floor Plans:

Builders in the Wichita Area stay on the leading edge by constantly creating new floor plans and incorporating innovative new ideas in their homes.

## 3. Advanced Technology and Design:

Build your new home your way and enjoy features that include: homes that are controlled from your smart phone and wired for security features, unique ceiling treatments, top rated appliance options, maintenance free composite decking material, zero step entry and flex family living.

## 4. Energy Savings:

A new home utilizes the latest technology and is built to the most current building codes, ensuring a far superior energy efficiency rating and lower utility costs for you!

## 5. Lower Annual Maintenance:

Today's new homes are built to minimize maintenance, employing the latest, most durable products and techniques that will require less upkeep in the long run.

## 6. Warranties:

Most new homes come with something no older home can provide—the builder's limited warranty. This is your assurance that you are getting what you paid for and that your builder stands behind their product.

## 7. Communities to fit your Lifestyle:

New Home Communities throughout the Wichita area have unique features that appeal to every lifestyle. From Urban living to quiet country settings and featuring amenities that could include: pools, club houses, playgrounds, walking paths, lakes and community gatherings.

## 8. Location:

Building a new home allows you to choose the homesite that appeals to your senses. Watching the sunrise from your beautiful patio or deck, enjoying the view of the lake from your living room window or a front window that allows you to watch the children at play.

## 9. Safety:

New homes are built in compliance with the latest mandated safety codes. Emergency egress windows, smoke detectors, superior wiring, paints that contain less volatile organic compounds, no step entry options and cul-de-sac streets that contain less traffic.

## 10. The New Home Feel:

A used home was someone else's dream, not yours. It reflects their choices and family memories. You may learn to love avocado-green appliances (and you may be willing to scrub stained countertops or grease-encrusted ovens and cooktops) but more and more people prefer that never-lived-in feel.





## 10 Reasons Rocky Ford is a where you belong!

- 1) Custom Builders:** Our exclusive builders are Wichita's best award winning builders with unique, never before seen design options to compliment your lifestyle. They are also partners in the development of Rocky Ford with a vested interest in the community.
- 2) Best New Plans:** The Flex plan perfected by working with our exclusive builders is only available in J Russell Communities.
- 3) Location, Location, Location:** Set back from Rock Road in a quiet family oriented neighborhood with easy access to Derby, McConnell AFB and Wichita. Located right between Derby and Wichita for quick access to the best shopping, dining and working options. Everything you need is just a few minutes away. Derby's Rock River Rapids water park and Field station, a new dinosaur park.
- 4) Excellent School System:** Award Winning Derby schools, known for excellent academics and athletics.
- 5) Amenities:** Family oriented neighborhood with playground, pool, multi-use basketball court, dog park, sports field and extra wide running and walking path that is set back from the road for safety and piece of mind.
- 6) Natural Environment:** Protecting nature and working with it! -Rocky Ford is designed to work around the natural elements to protect trees and natural bodies of water improving the environment around us with a commitment to protect nature and work with it. Our Builders and homeowners add more mature trees and improve on the lakes and natural habitat around us!
- 7) Growing Economy:** The new k-46 tanker program at McConnell AFB and job growth with Spirit Aerosystems, Bombardier and Textron, a great future is ahead!
- 8) Military Partnership:** We support our local service men, active duty and retired. Our partnership with McConnell AFB to help soldiers who are relocating to the area with resources and incentives. On staff agent is a veteran and understands the needs of military families, deployment and their needs.
- 9) Master Planned Community:** Developed by J Russell Communities with 35 years of expert experience creating beautiful neighborhoods throughout the Wichita area. Jay has been involved with over 50 projects throughout Wichita and Sedgwick County, and Jay currently oversees twenty subdivisions. Our developments are designed for long term function and beauty.
- 10) Great Neighbors:** Rocky Ford is growing fast and attracting a fantastic group of homeowners involved in this community and eager to get to know new neighbors at community events held throughout the year.



JRussellCommunities.com



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