



southern ridge

**10417 W Basil**

**TW Custom Homes**

This Wesley by TW Custom Homes is a showstopper with its modern elevation and enormous island. Luxury finishes & custom woodwork can be found throughout this 5 bed, 3 bath beauty. Prefer a traditional elevation? Stop by to see how you can customize this functional floorplan to meet your needs. Irrigation well and sprinkler system included!



**10413 W Basil**

**RJ Castle Custom Homes**

The Baby Bella by RJ Castle has 4 bedrooms and 3 baths and a drive-through 3 car garage. This kitchen was built for those that love to cook! Host game night by the bar or enjoy the weather on the oversized patio. Need a 4th car garage? Personalize your own Baby Bella. 2,600SF



**10409 W Basil**

**Kreutzer Homes**

This Kinley plan is a 5 bed, 3 bath split bedroom plan. Upstairs you'll find the perfect owner's suite with his/ hers closets and a huge deck off the dining area. Full bar in the lower level. 2,598SF.



**10405 W Basil**

**JK Blue Living**

The Elliana by JK Blue Living is a split floor plan with plenty of natural light. Luxury touches includes floor-to-ceiling shiplap fireplace, custom stair railing and vaulted ceilings. This 5 bedroom, 3 bath home is sure to impress. Pick your homesite and customize yours! 2,677SF



All information deemed reliable but not guaranteed and subject to change. Artist's rendering, all landscaping, pool/ playground, play fields and lakes are conceptual. Refer to the final plat for lot dimensions.



Janelle Cook  
316-214-6960

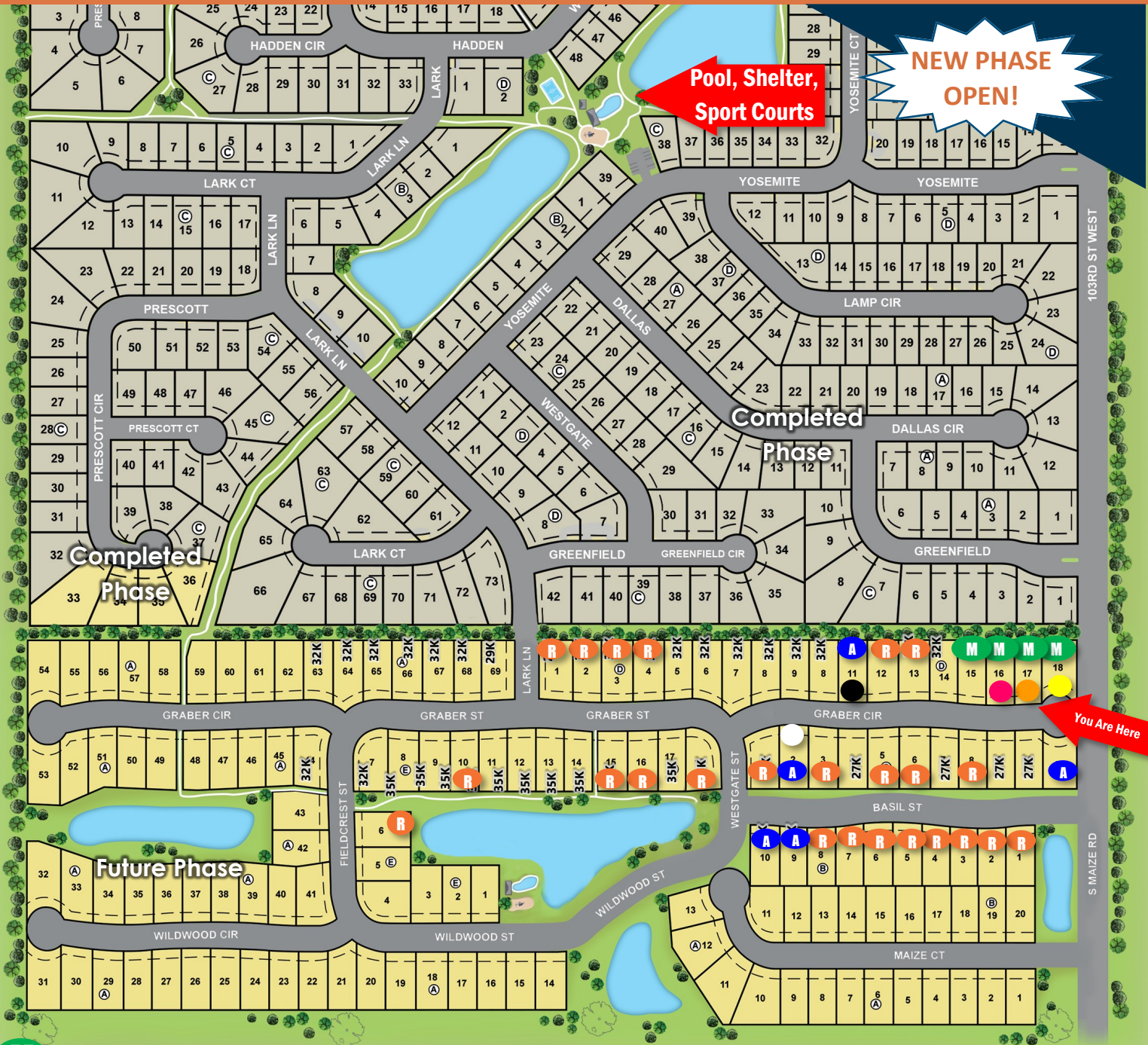




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**NEW PHASE  
OPEN!**

**Pool, Shelter,  
Sport Courts**



- M** Model
- R** Reserved
- A** Available

**MODELS NOW OPEN**  
**Daily 1-5pm**  
 Closed Tuesday & Wednesday

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Southern Ridge, located just south of Pawnee on Maize Rd. The best custom builders in the Wichita area have developed innovative new floor plans offering outdoor living areas, flex rooms or sunrooms. At Southern Ridge we're building quality family life with a pool and a second community pool planned soon. Walking and bicycle paths, fishing lakes, and sports fields to give you opportunities to make family memories here.



**Exclusive Amenities**

Community Swimming Pool  
Playground, Basketball, Sport Courts  
Walking Paths, Fishing Lakes  
and Common Areas

**Location**

Located south of Pawnee on Maize Rd  
Award Wining Goddard Schools  
Convenient to West side shopping & dining

**HOA & Specials**

HOA- Initiation Fee: \$300  
Quarterly Dues: \$125  
Estimated Specials: \$150-200

**Reserve Today!**

- 1) Select the perfect site for your home
- 2) Deposit your refundable reservation with the Community Specialist
- 3) Meet with one of our hand selected Builders to design your home

**Preferred Builders**

Kreutzer Homes  
RJ Castle  
TW Custom Homes  
JK Blue Living

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# southern ridge

Located just south of Pawnee on Maize Rd convenient to all your favorite West Wichita shopping and dining options. Close highway access to get you anywhere in Wichita within minutes and still enjoy a quiet country setting to come home to.



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316-214-6960



**65**  
square miles  
in USD 265  
district  
boundaries

**12**  
schools in  
our district

**1000**  
world-class  
teachers and  
staff

**2**  
National  
Blue Ribbon  
Schools

**16**  
College  
Technical  
Education  
Pathways

**5**  
Governor's  
Achievement  
Awards



## Goddard Schools: One of Nations Best

Goddard Public Schools serves more than 5,500 students in pre-kindergarten through twelfth grade.

Equipment and facilities are continuously upgraded, keeping our students on the cutting edge of technological advancements giving them an advantage in both collegiate and vocational settings. Goddard Public Schools is a rapidly-growing district. Based upon the number of houses under construction and new subdivisions on the drawing board, we anticipate rapid growth to continue for several years. This growth has led to significant expansion of district facilities in recent years. 10 tennis courts to jointly serve Goddard High School and Eisenhower Middle School.

Residents of Southern Ridge attend the top rated Goddard School District including Earhart Elementary, Challenger Intermediate, Goddard Middle and High Schools.

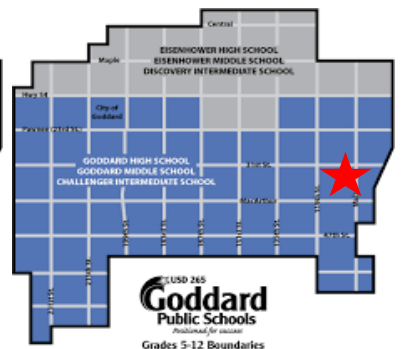
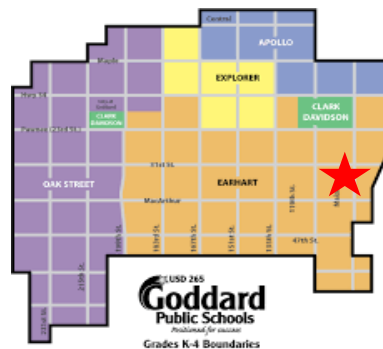
# USD 265 Goddard Public Schools FACT SHEET

**3**  
Capturing  
Kids' Hearts  
Schools

**15**  
Project Lead  
the Way  
classes  
offered

**34**  
years of  
continual  
growth

**5800**  
Students - Our Priority



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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.

After all, when was the last time you went to a department store and selected used clothes?  
Or visited a car dealer and paid more for a used car than a new car?

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JR  
J. RUSSELL  
COMMUNITIES.COM



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## 10 Reasons Southern Ridge is 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 involved in the development of Southern Ridge 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. The new Casita Option can add flexibility and value to your new home design.
- 3) Location, Location, Location:** Set back from the noise of the city in a quiet family oriented neighborhood with easy access to Kellogg. Located right between Goddard and Wichita for quick access to the best shopping, dining and working options. Everything you need is just a few minutes away. Goddard's planned water park and great community parks. Pawnee Prairie Park with trails for walking, biking & horseback-riding, plus picnic areas.
- 4) Excellent School System:** Award Winning Goddard schools, known for excellent academics and athletics.
- 5) Amenities:** Family oriented neighborhood with playground, pool, multi-use basketball and tennis court, sports field and 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! -Southern Ridge 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) Great Financing Options:** With interest rates at all time lows, now is an excellent time to get into a new home.
- 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.
- 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:** Southern Ridge is an established community with family activities throughout the year to bring neighbors closer together. We have a fantastic group of homeowners involved in this community and eager to get to know new neighbors.

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