

THE  
AVENUES  
at Overland Park





THE  
**AVENUES**  
at Overland Park

*Envision the ideal community*

... One that sets the precedent for style, prestige and the ultimate in upscale living. The Avenues at Overland Park offers all this and more by providing impressive homes for residents to live, entertain and relax. Welcome to The Avenues lifestyle!

Our brand new community combines the unique fusion of sophistication, style and the convenience of an impeccable setting. Located in desirable Johnson County, The Avenues close proximity to I-35, 435 and 635 means you'll have easy access to Downtown KC, Country Club Plaza and KCI Airport.

**E**njoy the remarkable amenities including a salt-water resort style pool with poolside gourmet grilling, Resident Retreat with a cyber/business and billiards, Fitness Center featuring cardio theatre, free weights and LifeFitness® equipment.

Noted as one of Kansas City's top cities, Overland Park has a vibrant culture that is rich in entertainment, premier shopping and dining. Living at The Avenues offers you direct access to Prairiefire, Town Center and the Renowned Overland Park Soccer and Baseball Complex.



## *inspired* interiors

Direct Access Attached Garages\*

Large Walk-In Closets\*

Stainless Steel Appliances

Gourmet Kitchens w/Designer  
Tile Backsplash

Granite Countertops

Custom Routed Wood Cabinetry  
w/Brushed Nickel Hardware

Upscale Wood Finish Flooring\*

Home Intrusion Alarms w/  
Optional Monitoring

Two Tone Paint Color Scheme

Stylish Track & Pendant Lighting

Custom Glass Showers w/Rain  
Shower Heads\*

Garden Tubs\*

Private Patio or Balcony

Lofty Nine Foot Ceilings w/  
Crown Molding

Power Saving Digital  
Programmable Thermostats

2" Plantation Blinds

Ceiling Fans w/Lighting in  
Bedrooms & Living Rooms

Full Size Washer & Dryer Included

\*in select units

## *impressive* attributes

Refreshing Saltwater Pool w/Expansive  
Wi-Fi Sun Deck & Soothing Fountains

Wired for Today's Technology

Fit: LifeFitness® Cardio Theatre, Resistance  
& Free Weights

Social: Media, Gaming & Cyber/Business Area

Online Rent Payment & Maintenance Requests

California Outdoor Kitchen

Smoke Free Community

Gourmet Coffee & Hot Tea Bar

Car Care Center

Drive-Thru Mail Kiosk

Pet Friendly

# 1 BEDROOM | 1 BATH with attached garage\*

*distinct floor plans*



**A1LG**

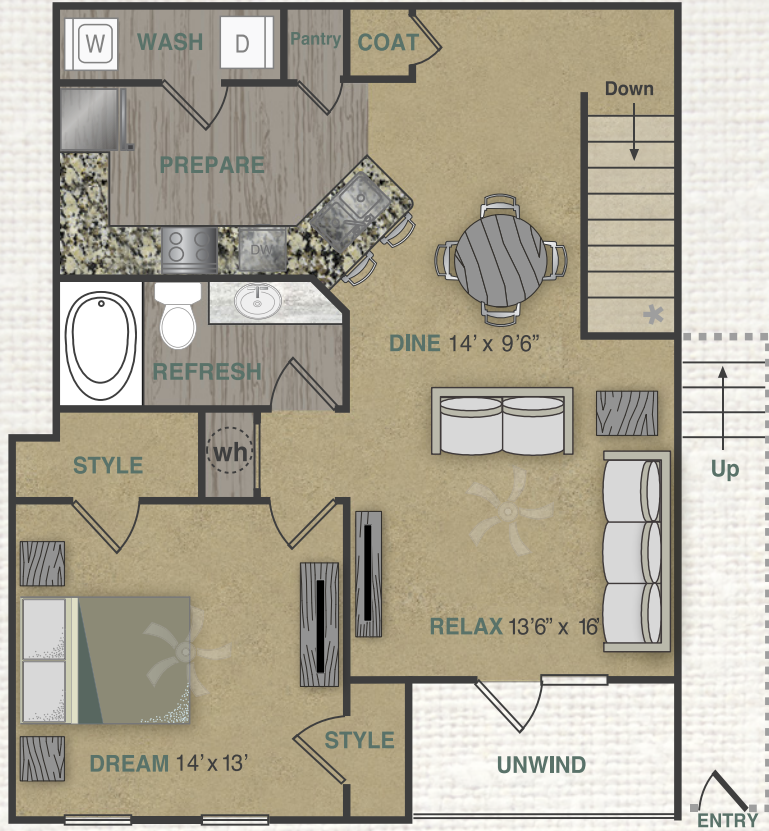
**675**  
APPROX SQ. FT



**A1UG**

**822**  
APPROX SQ. FT

\*All dimensions are approximate, floor plans and development plans are subject to change. Garage not included with very few select units.



**The Avenues**  
**at Overland Park**  
 invites you to experience  
 excellence in living.

Make a move today and  
 enjoy the flawless blend of  
 luxury and location!

**A2UG**

**936**  
 APPROX SQ. FT



# 2 BEDROOM | 2 BATH with attached garage\*

*expansive floor plans*



\*All dimensions are approximate, floor plans and development plans are subject to change. Garage not included with very few select units.



B2LG

1328  
APPROX SQ. FT



B2UG

1402  
APPROX SQ. FT

# 2 BEDROOM | 2 BATH

- The floor plans below are only located in Building 33 and do not come with a garage.

*vast* floor plans



**B3L**

**997**  
APPROX SQ. FT



**B3U**

**1075**  
APPROX SQ. FT

\*All dimensions are approximate, floor plans and development plans are subject to change. Garage not included with very few select units.

# A Noteworthy Community

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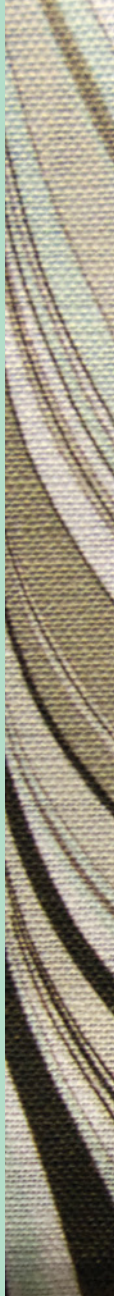
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The unique features in all our floor plans suit every need, including an attached one or two car garage with most homes. Extraordinary character awaits you inside your apartment home where you will enjoy lofty nine-foot ceilings with crown molding and a spacious, open design. Explore the personal spaces and luxurious bathrooms, where in select units you can enjoy soaking tubs and/or stand-up showers with rain shower heads.





THE  
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at Overland Park

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