

# ★ BENEFITS & FAQ'S

## *Eastern Estates*

*Country Living at the Edge of the City*

-  **PRIME LOCATION** *Nestled at the edge of Kansas City—close to everything, yet peacefully removed.*
-  **NO KC EARNINGS TAX** *Enjoy the benefits of KC proximity without the city income tax.*
-  **BUILD YOUR WAY** *Bring your own builder  
\*Developer approval required*
-  **A TRUE COMMUNITY FEEL** *A small neighborhood with vibes of big hearts*
-  **WORRY-FREE WATER** *No septic systems here—subdivision is connected to Timber Creek Sewer Co for easy living.*
-  **EASY MAINTENANCE** *Approx. 1-acre lots offer generous space without large acreage physical and financial upkeep.*
-  **DESIGNED FOR TODAY** *Stylish, upscale homes blending modern touches with country charm.*
-  **TOP-TIER SCHOOL DISTRICT** *Zoned in the sought-out Smithville School District*
-  **UNBEATABLE ACCESS** *Just 10 minutes from KCI Airport, Downtown KC, Smithville, Kearney, Liberty, KC Northland, and more.*

### **SOME REQUIREMENTS\***

- All properties require at least a 3-car garage
- Finished Square Footage requirements:
  - Single level: above ground min of 3,500 sq ft enclosed floor area
  - 2 stories : above ground min of 3,800 sq ft of enclosed floor area.
  - 1.5 story: 2,000 sq ft on the first floor + a min of 3,250 sq ft in total
- Up to 2 additional structures are allowed (i.e. workshop, pool house, MIL suite) but must be approved by the Design Approval Committee. Must be of same construction quality & character as the house

*\*Please refer to the deeds & restrictions for confirmation & further detail*