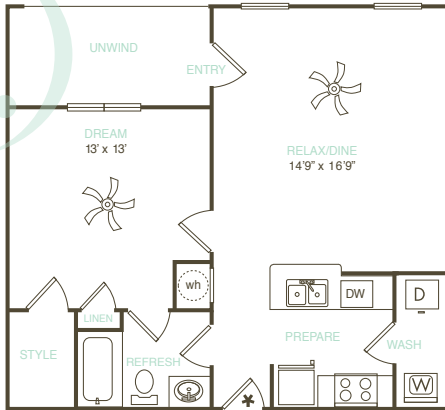


# THE AVENUES

at Overland Park



1



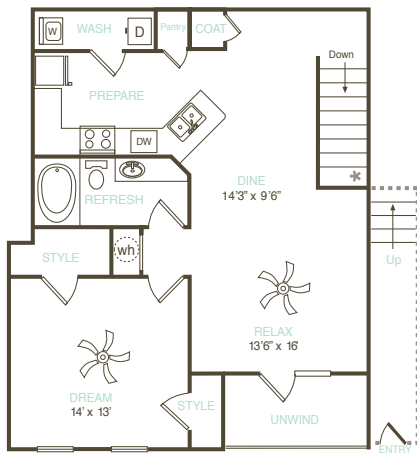
A1L  
lower

with Attached Garage  
\*Private Garage Entry

1 Bedroom  
1 Bath

675 APPROX SQFT

\*exact dimensions and features may vary with each floor plan



A2U  
upper

with Attached Garage  
\*Private Garage Entry

1 Bedroom  
1 Bath

936 APPROX SQFT

\*exact dimensions and features may vary with each floor plan

## AMENITIES:

- Saltwater Pool w/ Wi-Fi Sun Deck & Soothing Fountains
- Wired for Today's Technology
- Car Care Center
- Drive-Thru Mail Kiosk
- Fit: LifeFitness® Cardio Theatre, Resistance, Free Weights & Spin Bike
- Gourmet Coffee & Hot Tea Bar
- California Outdoor Kitchen
- Leisure Courtyards for Outdoor Grilling & Dining
- Social: Business Center, Shuffle Board, Billiard, Lounge & Game Area
- Pet Friendly

## FEATURES:

- Direct Access Attached Garages\*
- Garden Tubs\*
- Custom Glass Showers w/ Rain Shower Heads\*
- Large Walk-In Closets\*
- Gourmet Kitchens w/ Granite & Executive Chef Undermount Sink
- Stainless Steel Appliances
- Upscale Wood Style Plank Flooring\*
- Custom Routed Wood Cabinetry w/ Brushed Nickel Hardware
- Designer Tile Backsplash in Kitchen
- Private Patio or Balcony
- Lofty Nine Foot Ceilings w/ Crown Molding
- Power Saving Digital Programmable Thermostats
- Home Intrusion Alarms w/ Optional Monitoring
- 2" Plantation Blinds
- Ceiling Fans w/ Lighting in Bedrooms & Living Room
- Stylish Track & Pendant Lighting
- Two Tone Paint Color Scheme
- Full Size Washer & Dryer Included

12800 W 134th Street | Overland Park, KS 66213  
913.534.8646 | AvenuesAtOP.com

PROFESSIONALLY MANAGED BY:  
DAVIS DEVELOPMENT

A1U  
upper

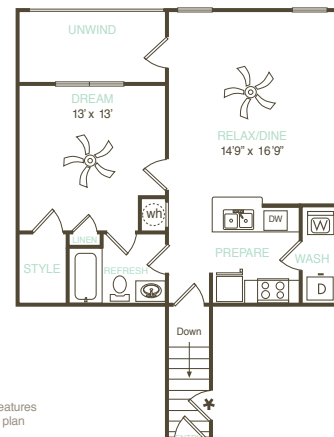
1 Bedroom  
1 Bath

with Attached Garage

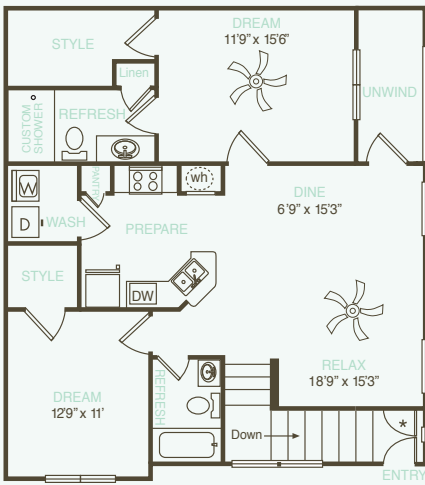
\*Private Garage Entry

822 APPROX SQFT

\*exact dimensions and features may vary with each floor plan



# 2.



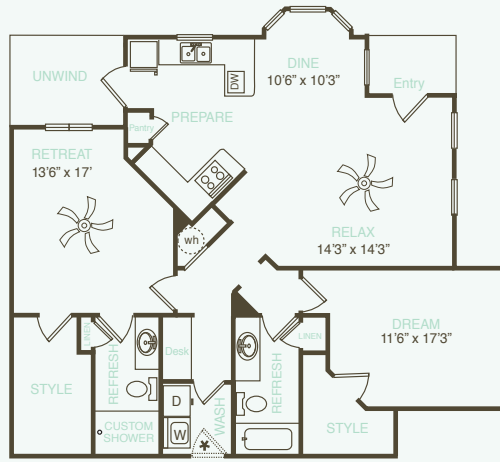
**B1U**  
B1  
upper

with Attached Garage  
\*Private Garage Entry

2 Bedroom  
2 Bath

**1149** APPROX SQFT

\*exact dimensions and features may vary with each floor plan



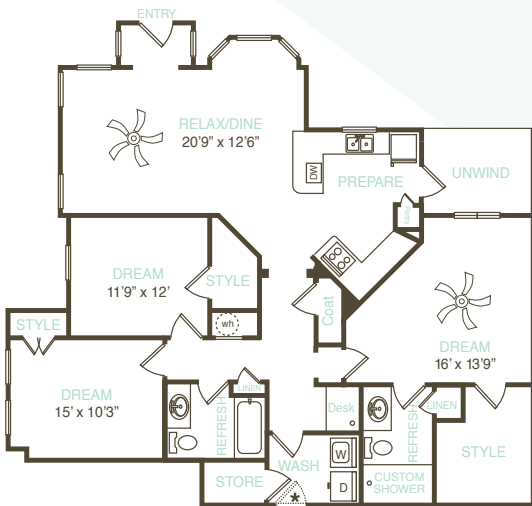
**B2L**  
B2  
lower

with Attached Garage  
\*Private Garage Entry

2 Bedroom  
2 Bath

**1328** APPROX SQFT

\*exact dimensions and features may vary with each floor plan

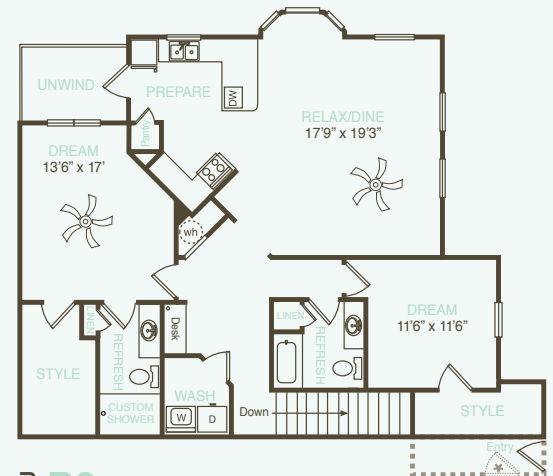


**C1L**  
C1  
lower

3 Bedroom  
2 Bath

**1507** APPROX SQFT

\*exact dimensions and features may vary with each floor plan



**B2U**  
B2  
upper

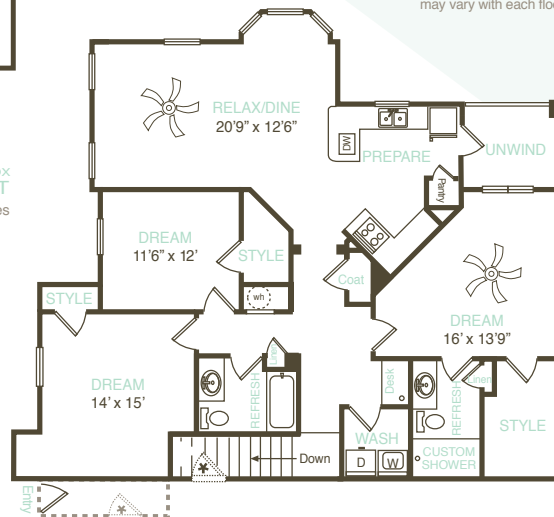
with Attached Garage  
\*Private Garage Entry

2 Bedroom  
2 Bath

\*exact dimensions and features may vary with each floor plan

**1402** APPROX SQFT

# 3.



**C1U**  
C1  
upper

3 Bedroom  
2 Bath

with Attached Garage  
\*Private Garage Entry

**1570** APPROX SQFT

\*exact dimensions and features may vary with each floor plan