

The Wait is Over

Shawnee's Newest Community

Riverview is Now Open



It's finally time for homebuyers to become a part of Shawnee's newest and most highly-anticipated master-planned community—Riverview. Riverview's long-awaited opening provides an exciting opportunity to build your new home in this upscale, brand new community being developed by the legendary builder and developer Don Julian, along with his longtime associate, Mike Gipple, a Shawnee resident and business owner active in the community for over 30 years.

The opening of Riverview presents an incredible opportunity to select from the best choice of the total, when completed, 143 homesites. This grand opening of Riverview's first plat features 35 beautiful sites, including walkouts and daylighters, set amidst the lush, 80-acres of rolling hills and plush green terrain of western Shawnee. Riverview offers homebuyers the opportunity to take advantage of incredible homesite prices beginning in the \$60,000's.

Riverview offers a wide variety of floor plans, including one-and-a-half-story, reverse one-and-a-half-story and brand new two-story plans, by Don Julian Builders (the Glendale and Windsor plans) and New Mark Homes (the Landen plan). These award-winning, reputable builders are designing beautiful homes that take full advantage of the wooded hillsides and far reaching vistas.

This unique blending of luxury residences with gorgeous natural surroundings is a Don Julian tradition. Don Julian Builders is responsible for the construction of some of the area's most impressive residences in a variety of communities and price ranges throughout the Metro area. Besides the raw numbers (more than 2,000 of the finest custom-built



homes in Kansas City—homes worth the staggering figure of nearly \$1 billion), Julian's rock solid longevity and reputation for quality and customer service has resulted in countless satisfied homeowners.

Riverview's convenient location means residents are close to the area's finest shopping, dining, entertainment and recreational opportunities. The proximity of the I-435, K-10 and K-7 highways puts nearby attractions —The Legends, Kansas Speedway, Schlitterbahn and the rest of the best of the Metro area -- only minutes away.

Shawnee, Kan., is a great place to live, work and play. Shawnee offers a balance of upscale living with small town appeal. Here

residents enjoy the convenience of large city amenities and a friendly, hometown atmosphere where natural beauty abounds. In 2010, Shawnee was ranked #17 on Money Magazine's list of "Best Places to Live" in America, and was lauded for its affordable housing, air quality index and median commute time.



Riverview is served by the highly rated and acclaimed DeSoto School District. The community of Riverview is nestled around Riverview Elementary School, so the ideal of children walking to



their neighborhood school will be a reality. Future plans for Riverview include a community pool with aquatic park, walking trails and other family-friendly amenities.

Being a visionary with a passion for building dreams, Julian has created opportunities to lead Riverview down the path of success with extraordinary homes beginning in the \$300,000's. By joining forces with Mike Gipple, the momentum is building faster and a new fresh energy has emerged with the opening of Riverview.

Get away from it all, but still be close enough to enjoy it. There are plenty of great reasons to hurry out to Riverview and experience the excitement that the opening of this community has created. Riverview is officially open and homebuyers are already reserving their sites. A sold custom home and four model homes are already under construction.

Riverview is located on 47th Street and Lakecrest, just west of Woodland. Take K-7 Hwy to 47th Street and go east to Lakecrest. Or take I-435 to Johnson Drive, go west on Johnson Drive, north on Woodland and west on 47th Street to Lakecrest.

Join the excitement and choose your new homesite while the selection is at its finest. For more information, call 913-322-6710 or visit www.donjulianbuilders.com or www.riverviewkc.com