

Just the Facts!



Community:	<u>Park Hill – Derby, Kansas</u>	
	(Located 1/2 mile West of Rock Road off Chet Smith Rd.)	
Price Range:	From the \$ 160's to \$ 250's	
Builders:	Don Klausmeyer Construction, LLC Comfort Homes, Inc.	
Schools:	Grades 9 – 12	Derby High School
	Grades 7 – 8	Derby Jr. High School
	Grades 6	6 th Grade Center
	Grades K - 5	Park Hill Elementary
Restrictive Covenants:	Yes	Available Upon Request
Homeowners Association:	Yes	\$ 25.00 per month estimate
Special Assessments:	Yes	\$ 112.00 per month estimate (pays out in approx. 11 years)
General Tax Mill Levy:	136.939	\$ 262.47 per month estimate (On a \$200,000 Priced Home)
Amenities:	Lake and Swimming Pool.	
Community Representative:	<u>John Smith, Transaction Broker</u>	
	Office:	316/789-0021 Fax: 316/789-0024
	Cell:	316/208-6113
	E-Mail:	johnasmith06@aol.com
	Web Site:	<u>www.preferrednewhomes.com/parkhill</u>
Model Hours:	1 – 5 DAILY - Closed Fridays	

INFORMATION DEEMED TO BE ACCURATE BUT NOT GUARANTEED.
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