EST 2022

Rachel Brooke ESTATES

Living at
Rachel Brooke Estates

W Central St & N 167th St West

Logan Pote
Realtor
loganp@langere.com
316.737.4174

Lange REAL ESTATE

RACHEL BROOKE ESTATES

Discover the pinnacle of spacious living at Rachel Brooke Estates, our premier neighborhood featuring 1 to 2.5-acre lots. Nestled just west of Wichita, this new community blends open vistas with mature trees, creating picturesque settings for your dream home. For added tranquility and privacy, select lots are within a gated area, offering an exclusive retreat. At Rachel Brooke Estates, families can customize their space with options for a detached garage, workshop, or pool.

Find out more at
LangeRE.com/rachel-brooke-estates

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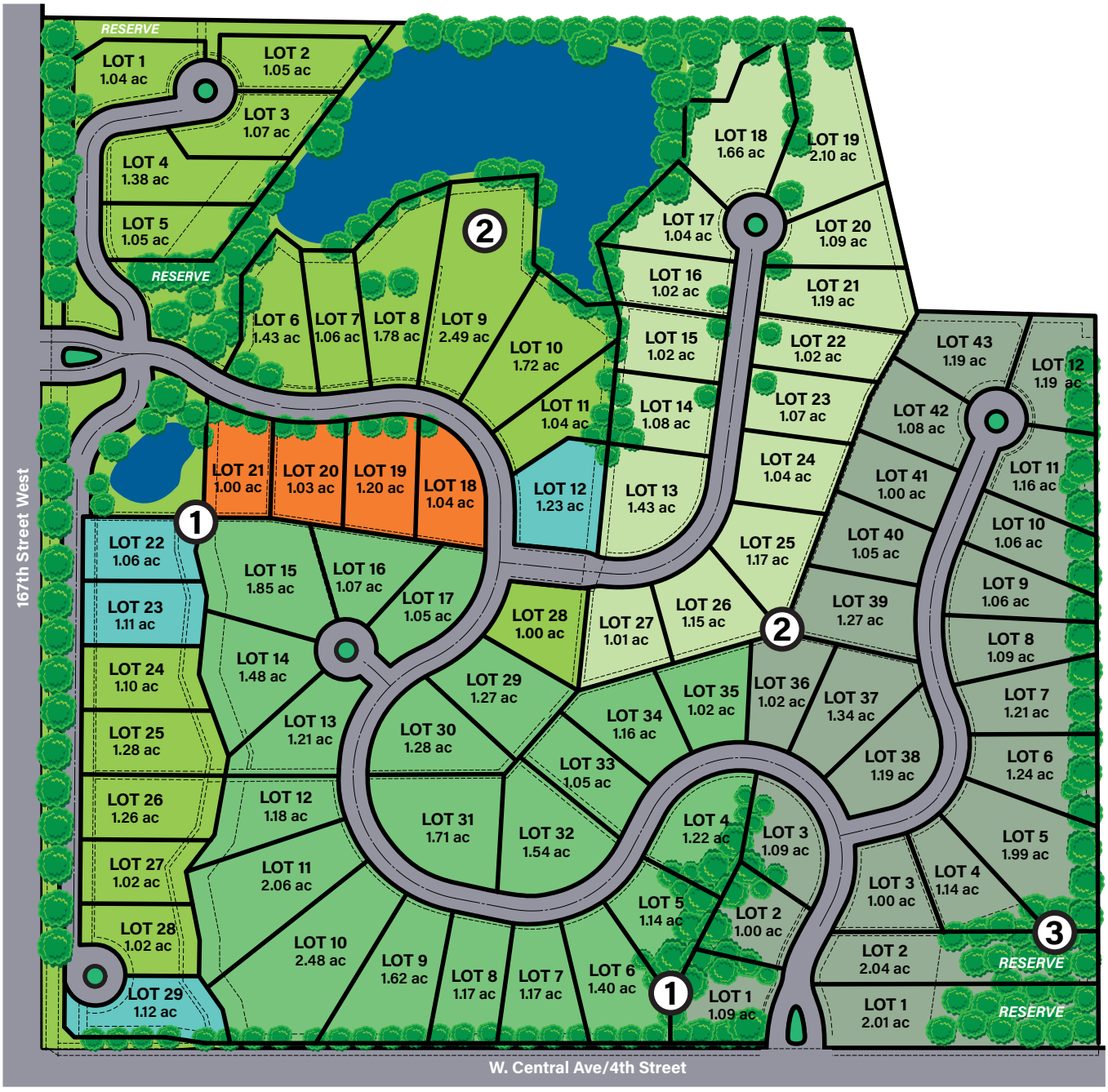
PHASE ONE
Block 2 Lots 1-12 & 28
Block 1 Lots 18-29

PHASE TWO
Block 2 Lots 13-27

PHASE THREE
Block 1 Lots 4-17
Block 2 Lots 29-35

PHASE FOUR
Block 1 Lots 1-3
Block 2 Lots 36-43
Block 3 Lots 1-12



MODEL HOME SPEC HOME

PHASE 1

LOT NUMBER	BLOCK	PRICE
Lot 18	B1	$1,420,000
Lot 19	B1	$850,000
Lot 20	B1	SOLD
Lot 21	B1	SOLD
Lot 22	B1	$925,000
Lot 23	B1	$989,300
Lot 24	B1	$65,000
Lot 25	B1	$70,000
Lot 26	B1	$70,000
Lot 27	B1	$65,000
Lot 28	B1	$70,000
Lot 29	B1	$730,300
Lot 1	B2	$100,000
Lot 2	B2	SOLD
Lot 3	B2	SOLD
Lot 4	B2	SOLD
Lot 5	B2	$143,000
Lot 6	B2	SOLD
Lot 7	B2	SOLD
Lot 8	B2	SOLD
Lot 9	B2	SOLD
Lot 10	B2	SOLD
Lot 11	B2	$90,000
Lot 12	B2	SOLD

MODEL HOME

SPEC HOME

PHASE 2 - GATED

LOT NUMBER	BLOCK	PRICE
Lot 13	B2	SOLD
Lot 14	B2	$152,000
Lot 15	B2	$152,000
Lot 16	B2	SOLD
Lot 17	B2	SOLD
Lot 18	B2	SOLD
Lot 19	B2	SOLD
Lot 20	B2	$140,000
Lot 21	B2	$140,000
Lot 22	B2	$130,000
Lot 23	B2	$130,000
Lot 24	B2	SOLD
Lot 25	B2	$130,000
Lot 26	B2	$130,000
Lot 27	B2	$130,000
Lot 28	B2	SOLD

SPECIALS

B1 - Lots 1-17	$381 / month
B1 - Lots 18-29,	$261 / month
B2 - Lake Lots 1-10	$310 / month
B2 - Lots 11-12, 28	$261 / month
B2 - Gated Lots 13-27	$325 / month
B2 - Lots 29-38	$381 / month
B2 - Lots 39-43	$365 / month
B3 - Lots 1-7	$381 / month
B3 - Lots 8-12	$365 / month

PHASE 3

LOT NUMBER	BLOCK	PRICE
Lot 4	B1	$125,000
Lot 5	B1	$125,000
Lot 6	B1	$130,000
Lot 7	B1	$110,000
Lot 8	B1	$110,000
Lot 9	B1	$140,000
Lot 10	B1	$180,000
Lot 11	B1	$170,000
Lot 12	B1	$95,000
Lot 13	B1	$100,000
Lot 14	B1	$130,000
Lot 15	B1	$150,000
Lot 16	B1	$100,000
Lot 17	B1	$100,000
Lot 29	B2	$115,000
Lot 30	B2	$115,000
Lot 31	B2	$140,000
Lot 32	B2	$130,000
Lot 34	B2	$95,000
Lot 35	B2	$95,000

MODEL HOME

SPEC HOME

PHASE 4

LOT NUMBER	BLOCK	PRICE
Lot 1	B1	$115,000
Lot 2	B1	$120,000
Lot 3	B1	$120,000
Lot 36	B2	$95,000
Lot 37	B2	$115,000
Lot 38	B2	$110,000
Lot 39	B2	$110,000
Lot 40	B2	$95,000
Lot 41	B2	$95,000
Lot 42	B2	$100,000
Lot 43	B2	$110,000
Lot 1	B3	$140,000
Lot 2	B3	$150,000
Lot 3	B3	$95,000
Lot 4	B3	$110,000
Lot 5	B3	$190,000
Lot 6	B3	$115,000
Lot 7	B3	$115,000
Lot 8	B3	$105,000
Lot 9	B3	$105,000
Lot 10	B3	$105,000
Lot 11	B3	$110,000
Lot 12	B3	$115,000

See Available Lots >

BEVERLIN CUSTOM HOMES

Beverlin Custom Homes is an award-winning builder in Wichita, Kansas. As a husband/wife team, Matt and Rachel Beverlin strive to give you a personal and enjoyable experience building your home. A quality build and an easy process are of utmost imporance. Your dream home is waiting for you.

JP CUSTOM HOMES

Jason began his construction career in 1996. For over 20 years, the company has built unique custom homes. Recently, his son Parker joined, leading to the creation of JP Custom Homes, a subdivision focused on crafting high-quality, lasting homes with charm and individuality.

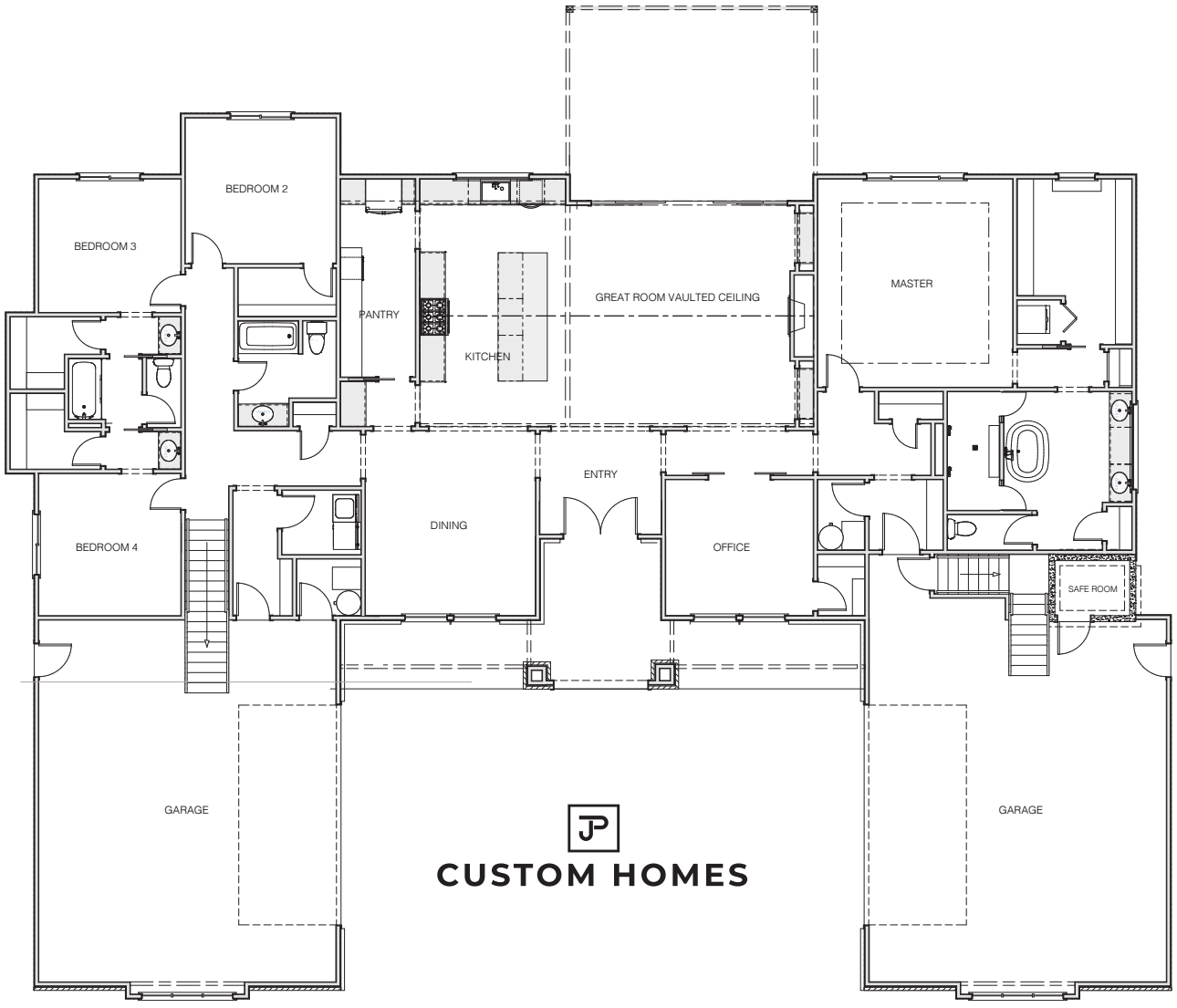
LBH - LIES BUGNER HOMES

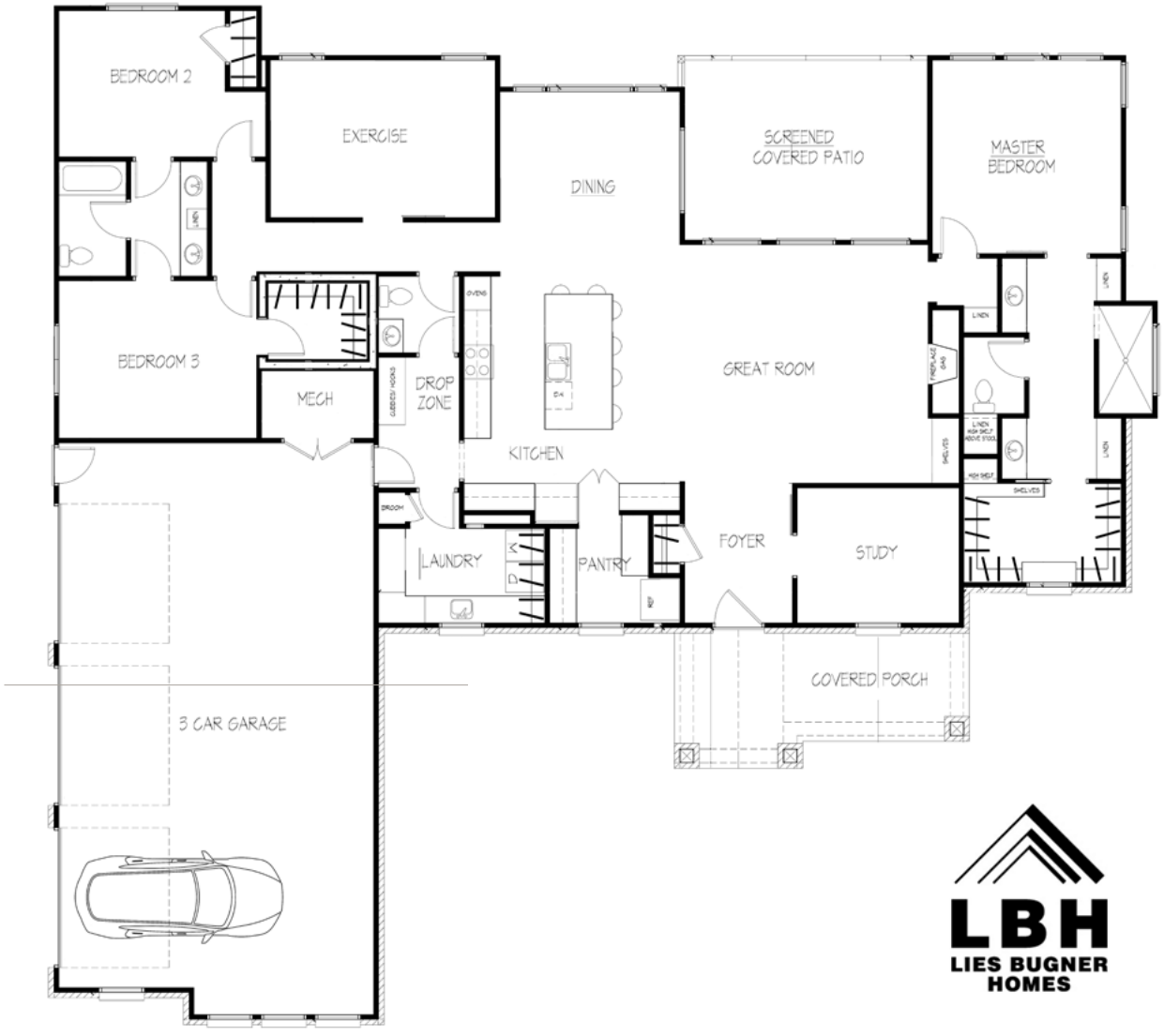
Ed Bugner, owner of Lies Bugner Homes since 1996, has been in the building industry since the mid-80s. With extensive experience, he offers creative designs tailored to your desires and lifestyle. By focusing on communication and limiting projects, Ed ensures personalized attention and works with you through every step of the homebuilding process.

PRAIRIE CONSTRUCTION

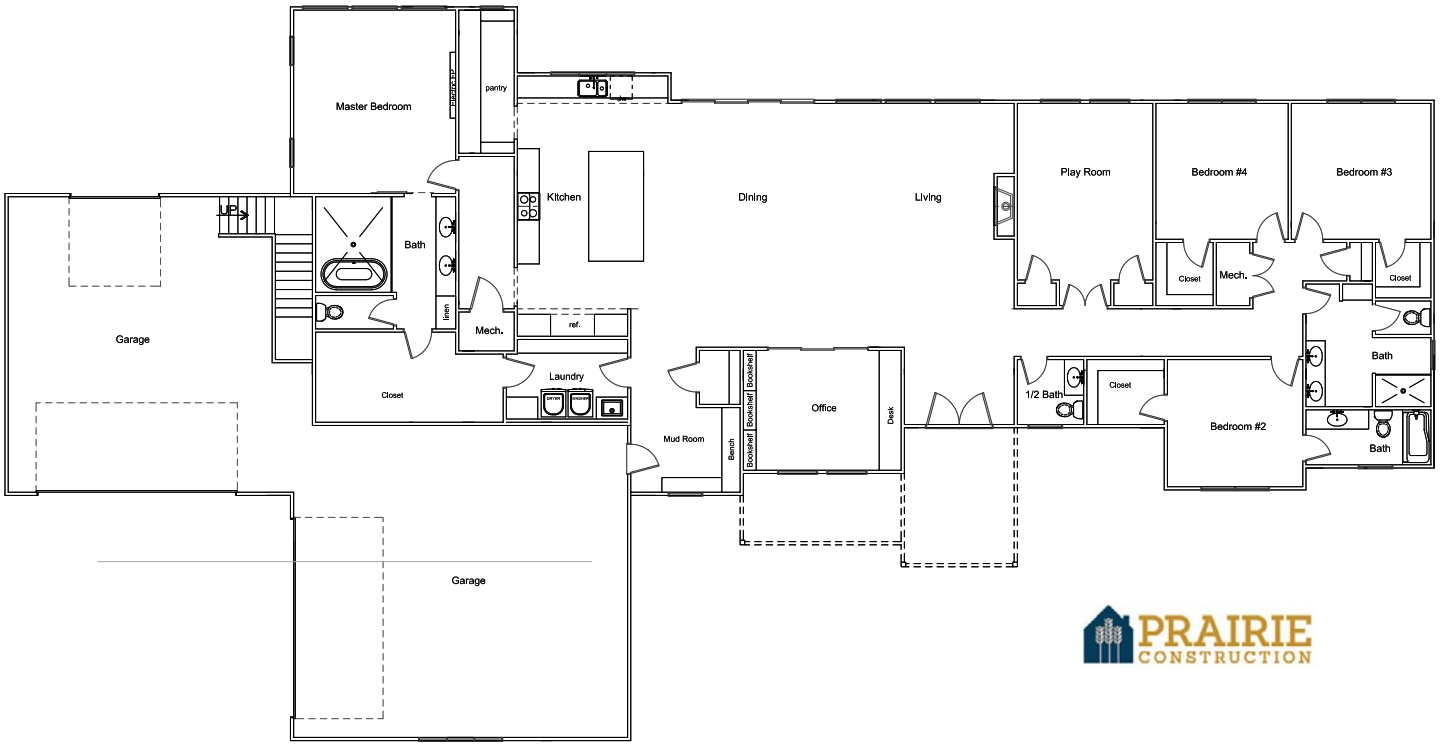
Prairie Construction homes are marked by fine craftsmanship, quality materials, timely completion and attention to detail. With over 25 years in the homebuilding business, Prairie Construction blends a family-oriented, forward-thinking approach to the building process so each homeowner can be assured they have made the best choice for creating their unique new home.

BEVERLIN
CUSTOM HOMES


BEDROOM 2
BEDROOM 3
PANTRY
KITCHEN
GREAT ROOM VAULTED CEILING
MASTER
ENTRY
DINING
OFFICE
BEDROOM 4
SAFE ROOM
GARAGE
GARAGE
CUSTOM HOMES



LBH
LIES BUGNER HOMES



PRAIRIE CONSTRUCTION

BUILD REQUIREMENTS

Materials: Size, Basement and Roof. As to all Lots, but subject to such waivers or modifications as are permitted by the ACC, the applicable construction requirements shall be as follows: i. below: Containing not less than the above grade finished square footage listed

a) All Residences, excluding Residences on Lake Lots and Estate Lots, will have a minimum square footage of 1,800 SF on the main level, minimum 3-car attached garage, and a basement. All Residences on Lake Lots and Estate Lots will have a minimum square footage of 2,000 SF on the main level, minimum 3-car attached garage, and a basement.

b) All homes without a basement, excluding Residences on Lake Lots and Estate Lots, must contain not less than 2,000 finished square feet, minimum 3-car attached garage. All homes without a basement on Lake Lots and Estate Lots must contain not less than 2,500 finished square feet, minimum 3-car attached garage. All homes on a concrete slab, must have a safe room.

c) All two-story Residences, excluding Residences on Lake Lots and Estate Lots, shall have a minimum of 1,800 SF of living area and a minimum of 1,200 SF of living area on the first level. All Residences on Lake Lots and Estate Lots shall have a minimum of 2,000 SF of living area and a minimum of 1,600SF of living area on the first level.

d) All basements must contain a minimum of 80% of the main level finished square footage, excluding porches, decks, and garage.

Detached outbuildings, including garages, sheds, and similar structures, may be permitted if specifically approved by the ACC as to design, materials and location on a Lot. Such outbuildings shall be constructed on a concrete pad. Unless otherwise approved by the ACC, the exterior of detached outbuildings constructed on a Lot shall consist of the same exterior material as the residence. All outbuildings constructed on a Lot will have a maximum square footage of two thousand four hundred square feet (2,400) of floor area and approved as provided in this Article. All structures shall be arranged in a neat and orderly fashion so as to enhance the appearance of the Property. Owners of improvements shall keep the same painted, repaired and properly maintained and will not permit the accumulation of junk or trash anywhere on the Lots. Galvanized roofs and siding are not allowed. A property survey must be completed prior to building. All buildings but be approved by the ACC prior to construction.

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Located just west of Wichita, near the intersection of Central Street and 167th Street West, Rachel Brooke Estates features 1 to 2.5-acre lots with mature trees and scenic views. Phase One and Phase Two lots are available now and home construction has begun. Choose your dream lot today and start building within 12 months of closing.

Schools:

Explorer Elementary
Discovery Intermediate
Eisenhower Middle
Eisenhower High

Utilities:

Sedgwick County Co-op
Rural Water District #4
Black Hills
Alternative septic required

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316.737.4174

Logan is a Wichita native, with a passion for real estate, specializing in new construction. She obtained a Bachelor of Arts in Business Management and is deeply connected to the community, which she loves for its unique blend of city conveniences and small-town charm. As a mom of three, Logan understands firsthand how important it is to find the right home for your family, and she brings that personal perspective to every transaction.

Logan is married to her husband, Jacob, who is also a licensed realtor. Together, they share a love for the industry and the local market, which further strengthens Logan's commitment to her clients.

Specializing in new construction, Logan is dedicated to guiding her clients through the exciting process of building their dream homes. She prides herself on providing a personalized experience, ensuring clients feel supported every step of the way. Whether they're looking for a new home, commercial building, farmland, or investment property, Logan's goal is for clients to close the deal with confidence and satisfaction in their decision.

Designations:

Top 100 Agents 2024 – Real Producers