



live the life... you've always dreamed at Shadow Rock!

Shadow Rock intertwines natural beauty and inspired design to deliver an affordable luxury living experience with unique homes, mature trees, lakes, and host of family-friendly amenities.

The strength of the neighborhood comes from a unique blend of intimacy and social opportunities. Each home site has been carefully selected to maximize the impact of natural tree lines and lake to create small clusters of homes that give Shadow Rock a completely unique feel while promoting privacy and inviting serenity.

Neighborhood amenities encourage a sense of community for all ages with a swimming pool, playground and sports court. Additionally, Shadow Rock is ideal for the active family with landscaped areas, walking/running paths, a nature trail, and bike trails making it easy to live the life you enjoy.



Set within the Andover School District and in close proximity to shopping, dining, entertainment, and the Andover YMCA, Shadow Rock conveniently fits your lifestyle. Nearby access to K-96, Kellogg and the Kansas Turnpike make it easy to get to work, the airport or travel out-of-town.

Shadow Rock offers unique luxury homes with spectacular lake and treed home sites available for custom building. Shadow Rock also features a selection of the Wichita area's most sought after builders. Never ones to compromise on quality, each builder has their own distinct style that is adaptable to your family's lifestyle including open floor plans, luxurious master suites, designer kitchens, and multi-function rooms.

Live the life you've always dreamed in Shadow Rock. To learn more or schedule a viewing call Nicole at 316-285-0377.



On 13th St. N. 1/2 mile East of 159th St. E. • Andover, Kansas • www.ShadowRock.info

Pricing and marketing incentives are subject to change without notice.

SR Shadow Rock

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live the life...
you love!



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Shadow Rock

Amenities:

- Andover Schools
- Redbud Nature Trail Walking/Bike Paths
- Private Park
- Mature Trees
- Swimming Pool
- Playground
- Sport Court
- Lake Views / Lake Lots
- Cul-de-sac Lots
- Treed Lots
- Spectacular Entry
- Closed Builder Program
- Close proximity to shopping, dining and entertainment
- Easy access to K-96, Kellogg and The Kansas Turnpike

Developed by Shadow Rock, LLC
Marketed by



For more information
Call Nicole
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Shadow Rock

Close to where you live... Walk To Andover Schools

Schools	Drive Time
Cottonwood Elementary School	5 min
Andover Middle School	5 min
Andover High School	5 min
Butler County Community College	5 min
Wichita State University	18 min



Services	Drive Time
Kansas Medical Center	5 min
Andover YMCA	10 min
Andover Public Library	8 min
Andover City Hall	8 min



Entertainment & Shopping	Drive Time
Andover Dillions	8 min
Warren Theatre	6 min
The Waterfront	10 min
Bradley Fair	15 min
Intrust Bank Arena	20 min



Access	Drive Time
K-96	5 min
KS Turnpike	5 min
Downtown Wichita	20 min
Wichita Mld-Continent Airport	26 min



Area Businesses	Drive Time
Beechcraft/Cessna	10 min
KOCH Industries	15 min
IMA	12 min



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