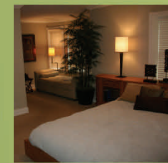


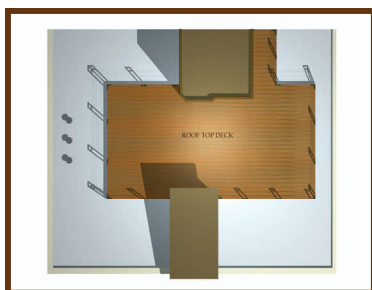
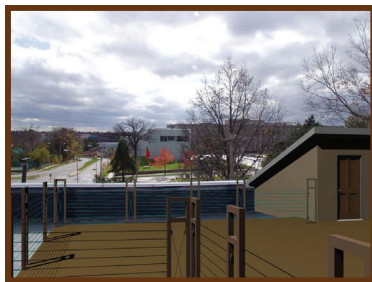
The ROCKHILL CONDOMINIUMS



Building #1 Near Completion

The Dorchester Building on East 44thSt., also known as Building #1, will be completed by the middle of January, giving buyers an entirely different floor plan to consider from what they have thus far seen at the Rockhill Condominiums. The approx. 2100 square foot, 2 bedroom/ 2 bath floor plan offers a spacious great room adjacent to the kitchen, with a huge and versatile dining area. “I love the openness of this floor plan and the windows are stunning,” said Lauren Hruby of Chartwell Realty. “I think Buyers will be very impressed with the spaciousness of these units as well as the natural light and views. The classic 1920’s exterior architecture of this particular building is also brilliantly preserved.”

Unlike the units facing Rockhill Road, hardwoods in all living spaces and granite countertops are standard in all units of buildings #1 and #2. “We chose 5 inch wide Maple for the flooring.” said Chris Eakin, General Contractor and President of Eakin Company, “Once a unit is purchased, the buyer can choose the floor stain and granite color to customize their unit at no extra cost.” The only unit that will be completely finished will be the first floor model. Upgrades that will be included in the model are: radiant floor heating in the master bath, tile backsplash in the kitchen, hardware on the kitchen cabinetry, full-sized stackable washer & dryer in the utility room and an integrated security system. As with the other buildings at Rockhill, the units in this building will feature whole floor condos, no shared common walls and the prestige of a classical property in one of Kansas City’s best historic neighborhoods.



Elevator and Deck to be Added to Building #2

(corner of Rockhill & 44thSt)

After much consideration, an Elevator will be installed in Building #2 at the corner of Rockhill Road and East 44thST. “When people visit Rockhill, they are often looking for a ‘forever’ home, and do not want to deal with stairs as they get older. The planned renovations will address that circumstance.” said Mike Tiehen of Tiehen Realty, “Not only does this provide an alternative for those who don’t want stairs, it also allows all Rockhill residents access to the rooftop deck without having to climb four flights of stairs to get there. This rooftop deck is an amenity normally seen in only the most exclusive projects and we believe it underlines the commitment we have to making The Rockhill Condominiums a first-class place to live.”

When the building in completed, in an estimated 7-8 months, it will include this amazing rooftop space with stunning views of the Bloch wing of the Nelson -Atkins Museum. The approx. 1,000 sq foot deck will be comprised of a maintenance-free, environmentally-friendly composite material with direct elevator and stair access. “The views really are amazing”, said Hruby, “I can imagine how great it will be to have friends over, do some grilling and just relax up there.”

Pricing Finalized on Remaining Units; Reservations are now available

We are now able to take reservations on all units. Please contact Mike Tiehen (Mike@tiehenrealty.com 913-208-0085) or Lauren Hruby (LaurenKnowsUrban@gmail.com 816-529-6174) for more details. Floorplans for units available on our web site: RockhillCondosKC.com.

Building	Suite #	Description	Sq/Ft	Price	Availability
#5	100	2-bed 2.5-bath	2,000*	\$344,900	SOLD
	200	3-bed 3-bath	2,000*	\$331,300	SOLD
	300	2-bed 2.5-bath	2,000*	\$324,300	SOLD
#4	100	2-bed 2.5-bath	2,000*	\$328,500	8-12 months
	200	3-bed 3-bath	2,000*	\$338,500	8-12 months
	300	2-bed 2.5-bath	2,000*	\$328,500	8-12 months
#3	100	2-bed 2.5-bath	2,000*	\$315,500	Immediate
	200	2-bed 2.5-bath (Model)	2,000*	\$333,400	SOLD
	300	2-bed 2.5-bath	2,000*	\$323,800	Immediate
#2	100	2-bed 2-bath (elevator)	2,100*	\$369,500	6-9 months
	200	2-bed 2-bath (elevator)	2,100*	\$379,500	6-9 months
	300	2-bed 2-bath (elevator)	2,100*	\$397,500	6-9 months
#1	100	2-bed 2-bath (Model)	2,100*	\$347,300	1-2 months
	200	2-bed 2-bath	2,100*	\$339,500	1-2 months
	300	2-bed 2-bath	2,100*	\$339,500	1-2 months

