

MIDWEST LAND GROUP PRESENTS

.5 ACRES IN

# JACKSON COUNTY MISSOURI



1008 SW SUMMIT FALLS DR, LEE'S SUMMIT, MO 64081



MIDWEST LAND GROUP IS HONORED TO PRESENT

# STUNNING 5-BEDROOM EXECUTIVE HOME ON ½ ACRE WITH POOL, DECK, AND IDEAL LOCATION

Welcome to this beautifully maintained 5-bedroom, 4.5-bath home, perfectly situated on a private, tree-filled lot in one of the area's most desirable neighborhoods. From the moment you arrive, you'll be drawn in by the lush landscaping, majestic mature trees, and timeless curb appeal.

Designed for both everyday living and effortless entertaining, the heart of the home features a spacious open layout with plantation shutters on the main level, a cozy hearth room, and a see-through gas fireplace that adds warmth and charm to both the kitchen and formal living areas.

Step outside to your own backyard oasis—an expansive Trex deck overlooks a sparkling in-ground pool with a

weather-rated, electronically controlled safety cover providing year-round peace of mind. The iron-fenced yard offers security and privacy, framed by beautiful trees and professionally landscaped areas watered by an in-ground sprinkler system.

Additional highlights include a concrete tile roof offering long-lasting durability, a 3-car garage, and an 8'x10' mechanical shed with ample storage for tools, pool equipment, or hobbies.

This home truly checks all the boxes: space, style, safety, and an unbeatable location. Don't miss this rare opportunity to own a move-in-ready property that offers both luxury and practicality.





# PROPERTY FEATURES

PRICE: **\$685,000** | COUNTY: **JACKSON** | STATE: **MISSOURI** | ACRES: **.5**

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- Top-rated schools
- 5 bedroom, 4.5 bath
- 4,400 square-foot living space
- In-ground pool with safety weather cover
- Close to shopping, churches, bike trails, and parks
- In-ground sprinkler system
- 3-car garage
- Everlasting concrete roof
- Maintenance tool shed
- Hearth room
- See-through gas fireplace
- Tall windows with Plantation shutters

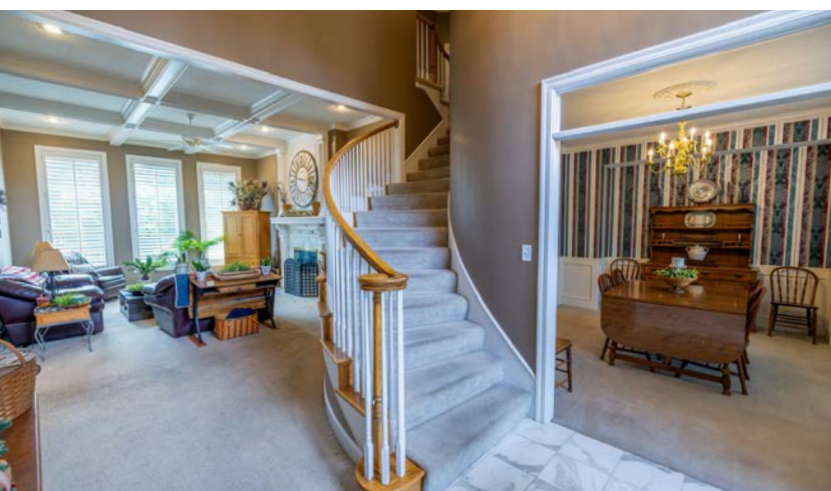




# 4,400 SQUARE FOOT HOME

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# HEARTH ROOM

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# IN-GROUND POOL

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# OPEN LAYOUT





# BEAUTIFUL LANDSCAPING

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## MASTER SUITE

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## 3-CAR GARAGE

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# ADDITIONAL PHOTOS

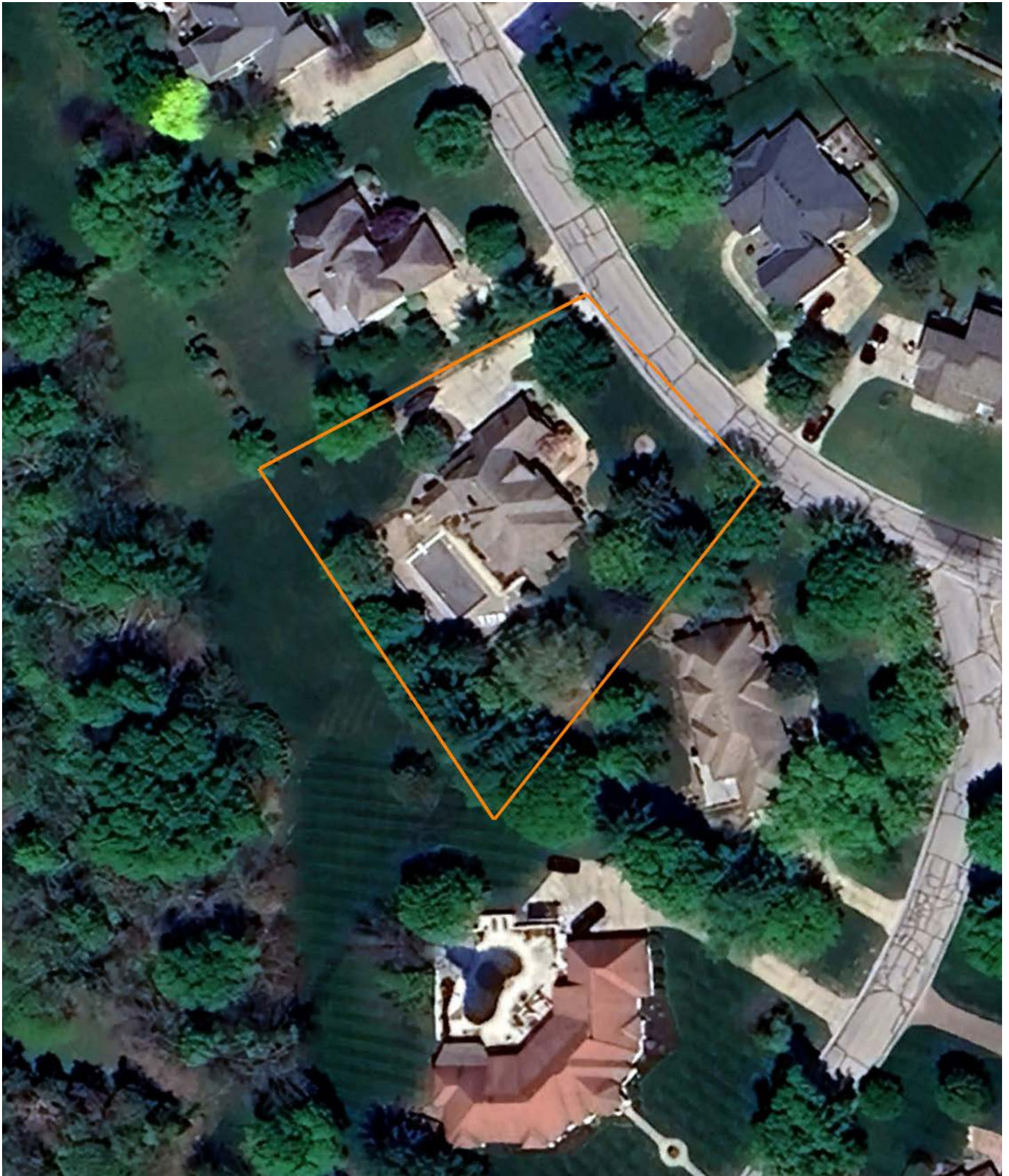
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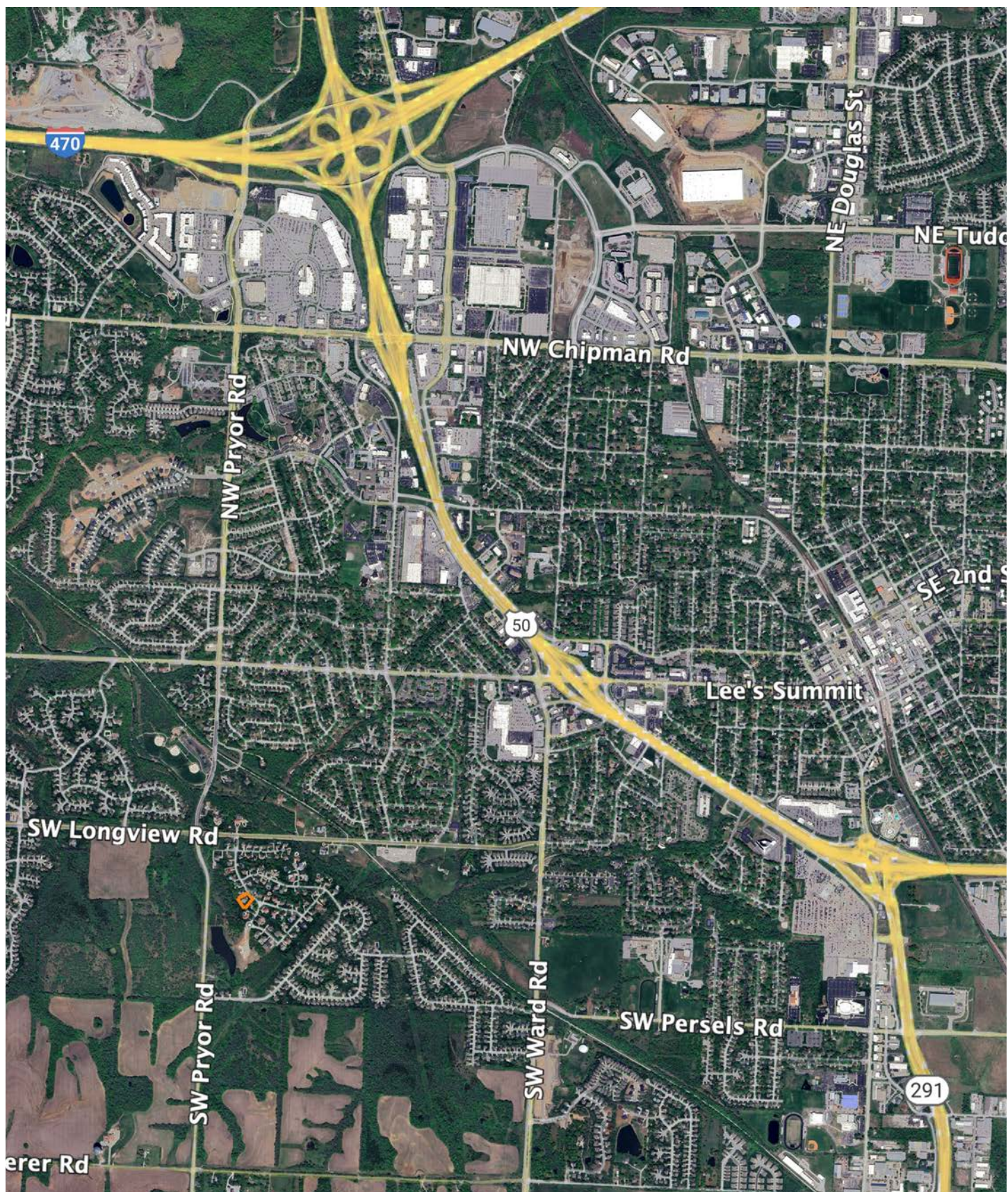
# AERIAL MAP

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# OVERVIEW MAP



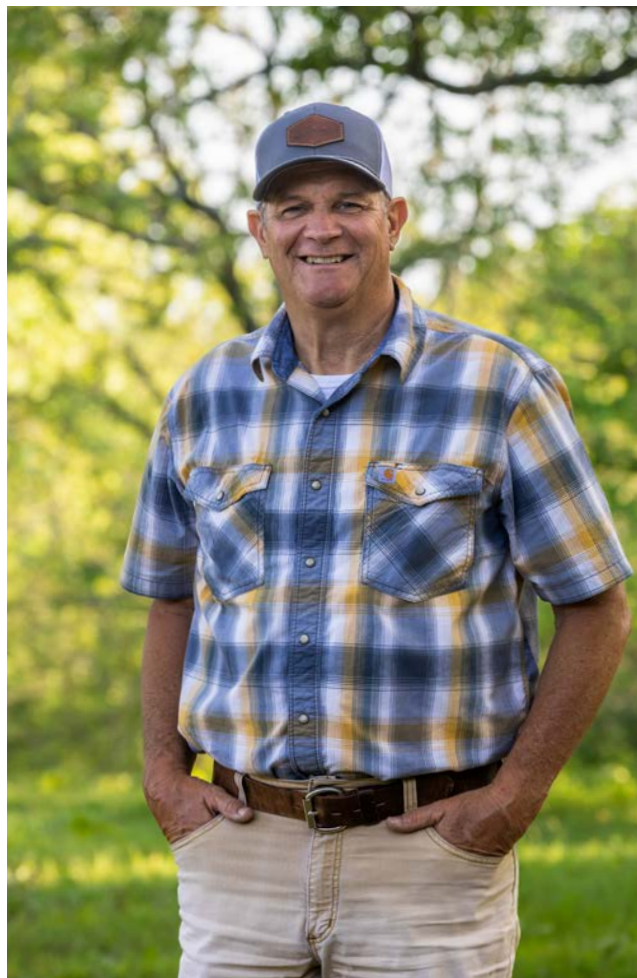


# AGENT CONTACT

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Brian Rookstool has always felt connected to the outdoors and to those who share the same passion. With hobbies such as hunting, fishing, kayaking and other water sports, his love for being outside runs deep. After a career in natural gas utility, Brian came to Midwest Land Group to connect people with their dream properties, whether farming, hunting or just preserving an inheritance. Born in Kansas City, MO, Brian graduated from Lee's Summit High School and attended Central Missouri State University. His background has given him insight on how many things most people don't think about can impact a piece of ground - including elevation changes, easements, drainage, right of ways, ditching, piping, and irrigation. Brian is skilled in navigating cross sections of civil blueprints and depth charts, allowing him to add value on tracts of land with large scale projects in place.

Brian and his wife, Gina, live in Lee's Summit and have two grown children and nine grandchildren. Big into volunteering, Brian served as a youth camp director and developed and facilitated a mentoring program for fatherless young men. He's involved at his church, leads a small group along with his wife, and volunteers for several non-profits. His love for hunting and fishing has led him to Wounded Warrior Tournaments and Big Bass Tournaments, guiding fishing trips, and hunting white tail deer, elk, turkey and waterfowl. With Brian's experience and love for people, clients can rest assured that their goals for their family and future will be heard, understood, and achieved.



**BRIAN ROOKSTOOL,**  
LAND AGENT

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## MidwestLandGroup.com

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