

MIDWEST LAND GROUP PRESENTS

MAINTAINANCE-FREE LUXURY VILLA IN

JOHNSON COUNTY KANSAS

7203 ALLMAN DRIVE, SHAWNEE, KS 66217



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

MAINTENANCE-PROVIDED LUXURY VILLA IN ENCLAVE OF MILL CREEK

Welcome to maintenance-provided living at its finest in the highly desirable Enclave of Mill Creek. Built by Dusty Rhodes Homes, this beautifully designed reverse 1.5-story villa offers quality craftsmanship, thoughtful design, and an easy, lock-and-leave lifestyle in one of Johnson County's most convenient locations.

The main level features an open and inviting layout with high-end finishes throughout, including custom cabinetry, quartz countertops, and a spacious kitchen with an island that flows seamlessly into the great room, complete with a gas fireplace. The primary suite offers a peaceful retreat with a vaulted ceiling, dual vanities, a walk-in shower, and generous closet space. A second bedroom and full bath on the main level provide flexibility for guests or a home office, along with main-level laundry for everyday convenience.

The finished lower level expands your living space with additional bedrooms, full baths, a large recreation room, and a versatile flex space perfect for a workout room, hobby area, or media room. Enjoy quiet mornings or relaxing evenings in the screened porch overlooking the low-maintenance outdoor setting.

With exterior maintenance, lawn care, snow removal, roof repair and replacement, trash, and water all included, this home offers true peace of mind and simplified living. Ideally located with quick access to I-435, shopping, dining, and everyday amenities, this is comfortable, convenient living done right.

PROPERTY FEATURES

COUNTY: **JOHNSON** | STATE: **KANSAS** | ACRES: **.1**

- Reverse 1.5-story maintenance-provided villa
- Built in 2022 by Dusty Rhodes Homes
- 4 bedrooms, 4 full bathrooms
- Delicately lived in for 1 year
- Quartz countertops and custom cabinetry
- Open concept main-level living
- Gas fireplace in the great room
- Main-level primary suite with vaulted ceiling
- Walk-in shower and dual vanities
- Main-level laundry
- Finished lower level with rec room and flex space
- Screened porch
- 2-car attached garage
- Lawn care, snow removal, and roof maintenance included
- Prime Johnson County location with quick I-435 access

4 BEDROOMS, 4 BATHROOMS

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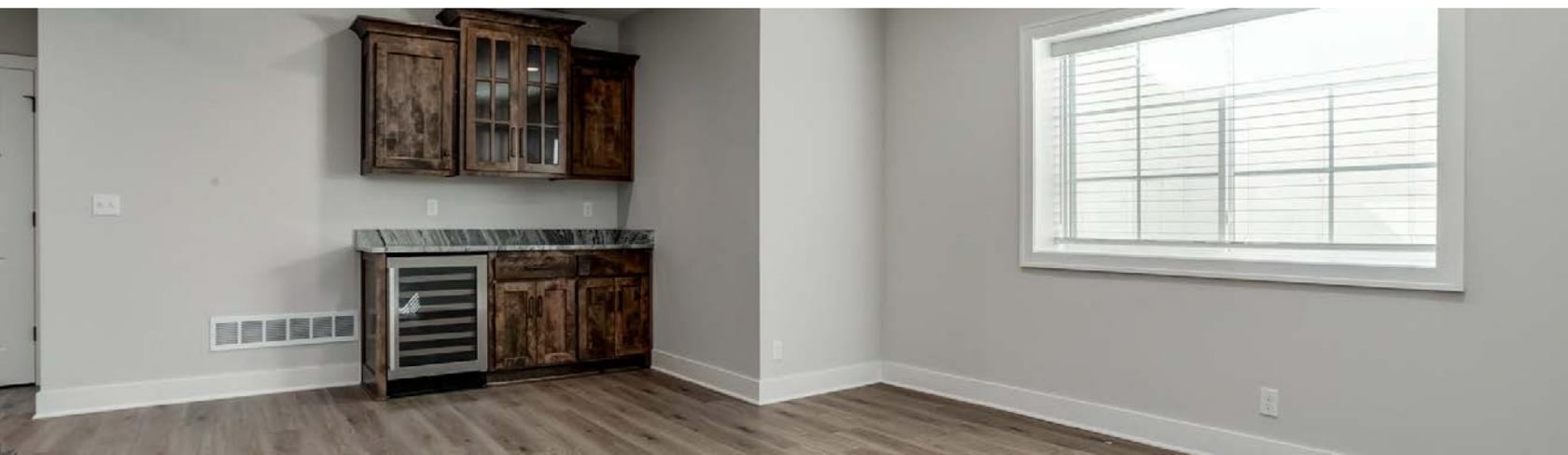
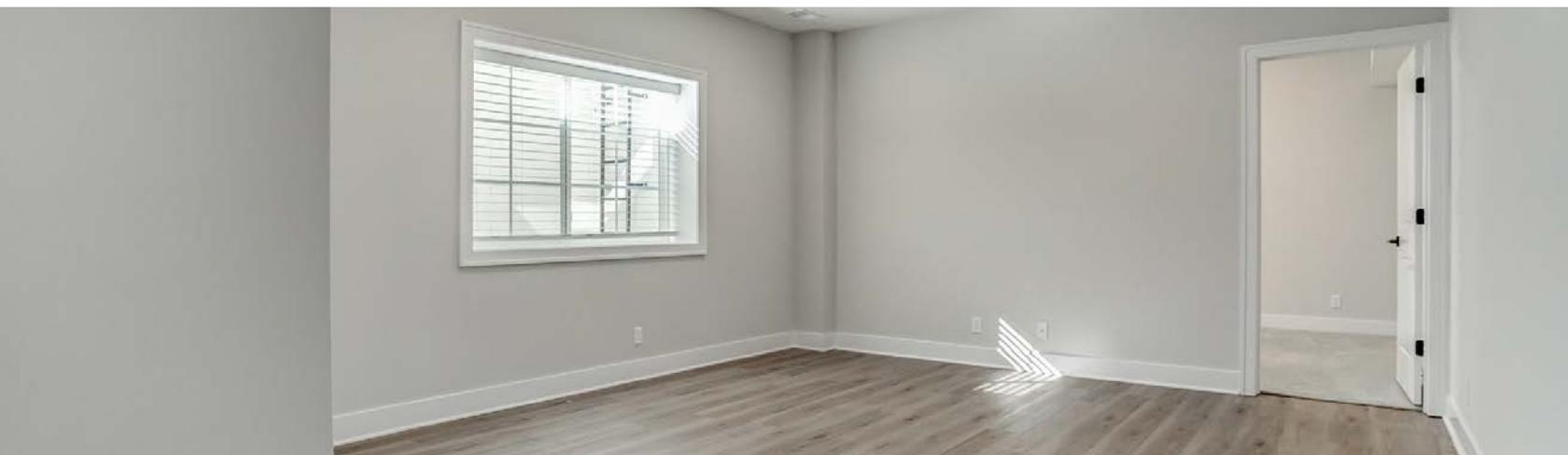
WALK-IN SHOWER AND DUAL VANITIES



MAIN-LEVEL PRIMARY SUITE



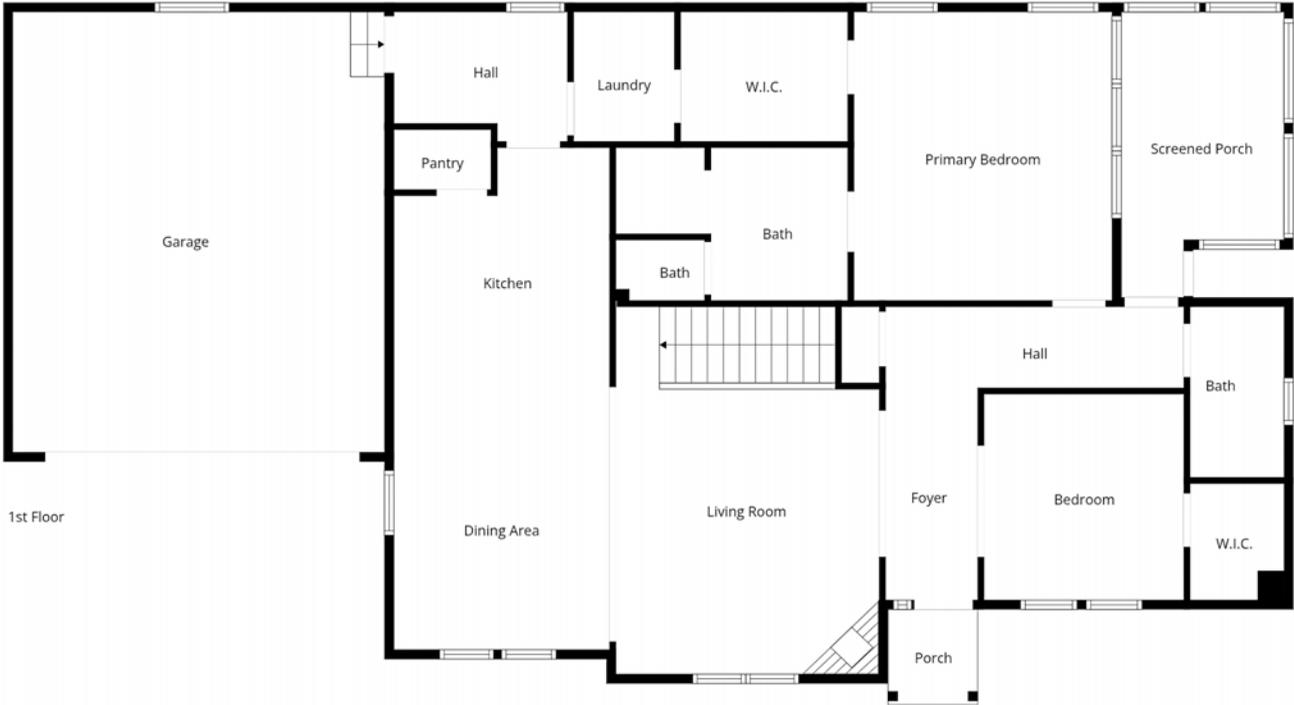
FINISHED LOWER LEVEL WITH REC ROOM



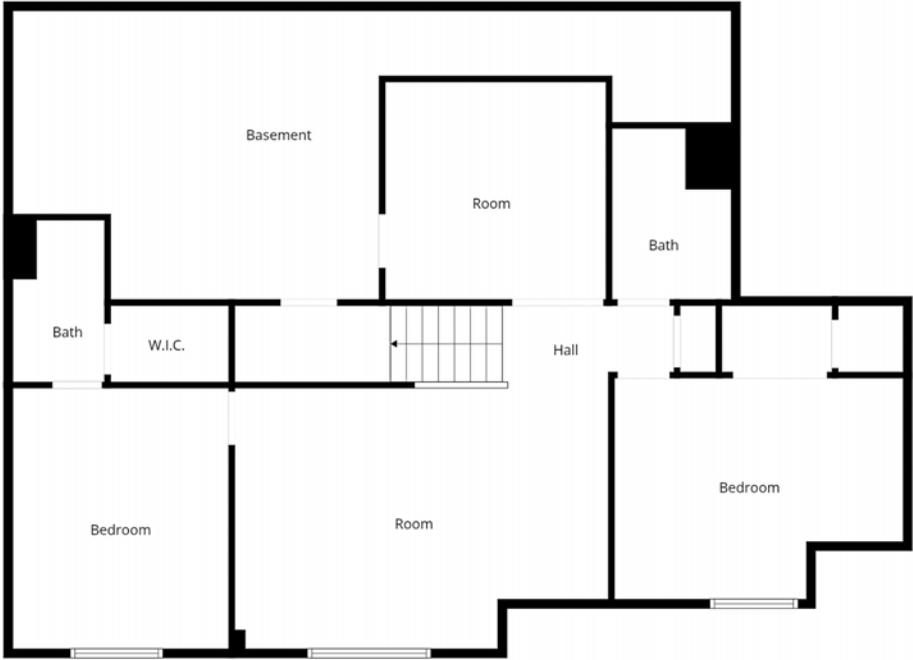
SCREENED PORCH



FLOORPLAN



1st Floor



Basement 1

Measurements Deemed Highly Reliable But Not Guaranteed

OVERVIEW MAP



AGENT CONTACT

Based around Kansas City, where he was born and raised, Nick combines his deep-rooted connection to the region with a lifelong passion for the outdoors to help clients navigate the land-buying and selling process. With a degree in International Business from the University of Arkansas, Nick brings a strategic and disciplined approach to land sales. His background includes working with agribusinesses across Kansas and Missouri, giving him valuable insights into the region's rural landscape.

Nick's appreciation for land began at a young age, spending time on his family's hunting property in Eastern Kansas. At just 10 years old, Nick harvested his first deer on that property, an experience that sparked a lifelong passion for hunting and land stewardship. By age 12, he took his first deer with a bow with his dad by his side in the tree. This moment was what solidified his love for the outdoors, eventually inspiring him to learn and experiment with habitat management, food plot strategies, and beyond. Those early experiences shaped his understanding of land management, the importance of conservation, and the value of land as an investment. Over the years, Nick has developed skills in deer herd management, NRCS project coordination and implementation, and working with farmers on sharecrop and cash rent agreements.

Nick's clients benefit from his hands-on land management expertise, empathetic approach, and commitment to keeping their goals at the forefront of every transaction. Whether you're looking to sell your farm or find your dream property, Nick is dedicated to delivering results with passion and professionalism.



NICK BENGÉ

LAND AGENT

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