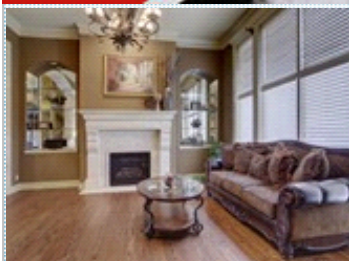




## LUXURY ABOUNDS IN THIS STUNNING ESTATE

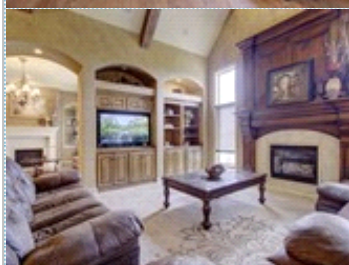
16305 MELROSE ST , Overland Park KS 66221

MLS: 2038545    PRICE: \$1,050,000.00



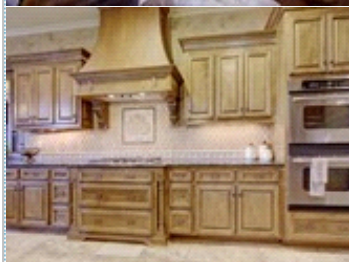
Bedrooms: 5  
Full Baths: 4  
Half Baths: 1

Subdivision: MILLS CROSSING  
Year Built: 2006  
HOA: 1400



### PROPERTY FEATURES:

- |                              |                  |                         |
|------------------------------|------------------|-------------------------|
| ❑ Central A/C                | ❑ Central heat   | ❑ Fireplace             |
| ❑ High/Vaulted ceiling       | ❑ Walk-in closet | ❑ Hardwood floor        |
| ❑ Tile floor                 | ❑ Family room    | ❑ Living room           |
| ❑ Bonus/Rec room             | ❑ Office/Den     | ❑ Dining room           |
| ❑ Breakfast nook             | ❑ Dishwasher     | ❑ Refrigerator          |
| ❑ Stove/Oven                 | ❑ Microwave      | ❑ Granite countertop    |
| ❑ Stainless steel appliances | ❑ Basement       | ❑ Laundry area - inside |
| ❑ Balcony, Deck, or Patio    | ❑ Yard           |                         |



### PROPERTY DESCRIPTION:

"PERFECT 10" ONE-OF-A-KIND PROPERTY NESTLED ON OVER HALF AN ACRE LOT. BACKING TO A STOCKED POND, THIS FORMER MODEL IS SURE TO IMPRESS. GOURMET CHEFS KITCHEN, OVERSIZED ISLAND, CUSTOM FLOORING, LIGHTING & HARDWARE. PHENOMENAL VAULTED HEARTH ROOM OPENING TO THE OUTSIDE. DYNAMITE COVERED DECK COMPLETE WITH FIREPLACE, FLAGSTONE PATIO AND FIRE PIT.



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