

LYNNE MATILE PRESENTS

# ROCKWOOD FALLS

*Retreat*



10625 W 192 Place, Spring Hill, Kansas 66083  
\$2.1Mil MLS #2152392



Down a winding, tree-lined drive in the prestigious Rockwood Falls Estates sits this fabulous 5-bedroom manor that's awash with natural light and verdant views. Built in 2008 by Ambassador Homes, the 2.5-acre estate sits on a quiet cul-de-sac and is tucked away, offering seclusion and tranquility. The limestone-detailed home is accented by countless windows, which make the most of the breathtaking vistas.



Through the frosted-glass-and-wood double doors sits a marble-tiled foyer and dramatic 2-story limestone wall with access to the lower level. Sliding glass doors lead out to the pool, which is buffeted by the home on three sides, offering both exceptional flow to the out-of-doors and additional privacy to swimmers and sunbathers. A fantastically outfitted screened-in porch includes a built-in grill (vented to the outdoors), mini fridge, and prep area—with ample space for a dining table and more.

The two second-story bedrooms are delightfully unique, each offering one-of-a-kind design elements. The first bedroom features a large built-in bookcase, part of which swings forward to reveal a private reading nook underneath a large window. The second bedroom has a beamed ceiling and wooden ladder leading up into a cupola. The window-encased tower has a built-in bench, offering the perfect spot to read or watch the stars at night. Both oversized rooms include their own en-suite bathrooms and walk-in closets with built-ins and abundant natural light.

A secondary master bedroom on the south side of the home boasts both a private sitting room and small kitchenette tucked behind sliding barn doors, all of which lead to the large bedroom with wood-plank-accent wall and sliding doors to the poolside. The suite offers a walk-in closet and bathroom with his-and-her vanities and beautiful marble accents.

Off the home's four-car garage is a thoughtfully designed mudroom with a built-in hutch filled with cubbies, hooks, and storage. The adjoining laundry is also designed for active families in mind, with a sink, ample storage, planning desk, secondary fridge, and access to the backyard.







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The kitchen is ideal for entertaining—both for everyday and special occasions. An adorable breakfast nook beckons for early morning coffee as homeowners enjoy the wooded views. Meanwhile a large concrete island sits four, while a secondary prep area offers seating for another three. Top-of-the-line gas stove, double oven, wine fridge, ice machine, cork flooring, and custom alder cabinets complete the heart of this fabulous home. A small office—with two desks, cabinetry, and serene views—serves as the perfect study alcove for school-aged children.



The kitchen effortlessly flows into the large living room and dining area. The floor-to-ceiling limestone fireplace (with built-in television) beautifully complements the oak floors. The dining room table was custom designed for the home, as was the impressive chandelier, whose design delightfully mimics the wooded landscape. (Custom-made glass icicles can be added to the chandelier in the winter months.)



The handsome study boasts an impressive wall of built-ins and walnut floors, which were harvested from the property. The room is filled with light thanks to a wall of windows and could easily double as a small library or music room.







The master bedroom elegantly completes the first floor, with lofted ceilings and views of the lake. A custom walnut-and-glass-tile headboard and built-in side tables orient the room, while a see-through fireplace leads to the master bathroom. A sumptuous soaker tub sits under a skylight, while his-and-her vanities provide plenty of storage space. As with the rest of the house, the bathroom is flooded with natural light. The large walk-in closet has both a skylight and large frosted-glass window and plentiful built-ins.

Both front- and rear-staircases lead to the walkout lower level, which boasts a wall of windows and is centered by a custom limestone-and-walnut bar, the wood having also been harvested from the property. A custom-designed wineglass holder, kegerator, mini-fridge, dishwasher, and microwave are all discreetly included in this most impressive set-up. A fireplace, projector, and large screen ensure the basement will be a family favorite spot for entertaining.







The lower level also includes a whimsical tiled wine room; secondary mudroom with a sink, ample storage, and access to the backyard; and handsome half bath with quartz sink. [Can we double check that the sink is quartz?] An oversized bedroom, with full bath, is likewise light-filled and roomy. A bookcase-lined hallway leads to an exercise room and a large craft room with center island, magnetic planning wall, built-in desk, bookshelf, and plenty of storage. The room is set at ground level, so the wall of windows provides eye-level views of the forest floor greenery and wildlife.

With 5 bedrooms, 5 full baths, and 2 half baths, this estate is ideally designed for even larger families. And it's situated in the award-winning Blue Valley School District, feeding into the new Aubry Bend Middle School and Blue Valley Southwest High School.







*Just minutes from the 135th* and 119th Street shopping, dining, and entertainment corridor, Rockwood Falls Estates sits behind stately wrought-iron privacy gates and is filled with impeccably manicured parkways, Stephen LeBlanc wildlife bronze statues, and ornate bird feeders. In total, the community offers 140 acres of common park preserves, an 18-acre lake, 6 ponds, 3 miles of hiking and biking trails, 2 miles of horse trails, a full-time, party barn and boat house, and a water's-edge pavilion and picnic area in the home's scenic backyard.



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