

JUST LISTED +  
OPEN HOUSE  
SATURDAY 9/13  
11 AM - 1 PM



Grant.BrookeGraessle.com

3 BEDS | 3 BATHS | 2,404 SF  
2-CAR GARAGE | CUL-DE-SAC

12212 GRANT LN, OVERLAND PARK  
**LOW-MAINTENANCE  
TOWNHOME WITH MAIN  
LEVEL LIVING IN NOTTINGHAM**



Are you looking to downsize, enjoy main-level living, and embrace maintenance-provided ease? You've found it in this well-loved and cared-for home, offering both modern updates and timeless comfort. Tucked away on a quiet cul-de-sac, this beautifully maintained reverse 1.5-story townhome offers the perfect balance of comfort, convenience, and style. Step inside to a light-filled, open floorplan with soaring ceilings and gorgeous hardwood floors that flow seamlessly through the main-level living areas. The spacious great room features a dramatic ceiling height and a cozy gas log fireplace. The kitchen was fully remodeled in 2024, boasting new soft-close cabinetry, pull-out pantry drawers, and all-new stainless appliances. A dining area just off the kitchen with a cathedral ceiling makes gatherings effortless, while a brand-new Trek deck provides a fresh outdoor retreat. The walk-out lower level extends your living space with a family rec room, a 2nd wet bar, a 2nd fireplace, a 3rd bedroom, and a full bath. Step outside to the patio and enjoy the peaceful setting. HOA amenities include a rec center, pool, lawn care, water, exterior paint, stucco, trim, driveway/walkway concrete, and street maintenance.

**BROOKE GRAESSLE, REALTOR**

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