
The Lionsgate Insider's Guide

8 Sub-Communities, 1 Neighborhood — Everything You Need to Know Before Buying or Selling

Prepared by Tara Williams | Chic Luxury Homes

Updated: 2026



What's Inside

1. All 8 Sub-Communities — The Complete Breakdown
2. HOA Fees by Sub-Community
3. Nicklaus Golf Club — What Residents Actually Get
4. Blue Valley Schools — Zoning Guide for Lionsgate

Prepared by Tara Williams | Chic Luxury Homes | chicluxuryhomes.com

Updated: March 2026

What's Inside This Guide

- 5. Commute Guide — Drive Times to Major Employers
 - 6. Current Market Snapshot — Q1 2026
 - 7. Work With Tara — Your Next Step
-

All 8 Sub-Communities — The Complete Breakdown

When buyers say they're looking in Lionsgate, I always ask: which part? Because the eight sub-communities inside Lionsgate's gates are not interchangeable. A Club Villa backing the third fairway of the Nicklaus Golf Club markets — and prices — completely differently than a home in Lionsgate by the Park.

With a median price of **\$1.3M** and approximately **3,581 residents**, Lionsgate is one of Overland Park's most established luxury communities. Getting specific about which section fits your lifestyle, budget, and priorities is the only way to shop it effectively.

Lionsgate Club Villas

The Club Villas are Lionsgate's most distinctive offering — attached luxury villa homes that sit closest to the Nicklaus Golf Club. If you've ever wanted to walk out your back door and be on a world-class golf course in under two minutes, this is it.

Property type: Attached luxury villas — typically 2-car garages, main-floor living options, HOA-managed exterior maintenance.

Price range: \$800K–\$1.5M+, depending on lot position, finishes, and golf course orientation.

HOA structure: Club Villas carry higher HOA fees than detached home sections — typically \$300–\$450/month, covering exterior maintenance, landscaping, and community amenities in addition to the base community fees.

Who buys here: Executives and retirees who want luxury without maintenance. Buyers downsizing from larger homes who refuse to compromise on finishes or location. Buyers who golf and want the lifestyle to match.

One thing to note: The maintenance-free model is genuinely attractive, but it comes with HOA rules on exterior modifications. If you want to plant a specific garden or add a feature, check the CC&Rs first.

Lionsgate Villas

The Villas (distinct from Club Villas) offer a similar low-maintenance lifestyle without the direct golf course frontage — and at a somewhat more accessible price point within Lionsgate's premium range.

Property type: Attached or semi-detached luxury homes with HOA-managed exteriors.

Price range: \$700K–\$1.2M.

HOA structure: Moderate to higher — expect \$200–\$350/month depending on specific unit and coverage.

Who buys here: Buyers who want villa living with Lionsgate's community prestige and Blue Valley school access. Often attracts dual-income couples without children and empty nesters who want the neighborhood but not the yard work.

Lionsgate by the Lake

Some of the most sought-after lots in the entire community. Homes in this section back to or overlook the lake — a feature that commands a premium and rarely disappoints at resale.

Property type: Detached single-family homes, typically larger footprints.

Price range: \$1.1M–\$2.5M+ for true lake-fronting lots. Non-fronting lots in the by the Lake section: \$900K–\$1.5M.

HOA structure: Standard Lionsgate community fee — approximately \$1,500–\$2,000/year for detached homes in this section.

The lake factor: Lakefront lots in any Kansas City suburb are genuinely rare. Lionsgate's lake setting creates a visual and lifestyle premium that holds up through market cycles. If a lake-fronting Lionsgate lot comes available, it typically moves fast.

Who buys here: Luxury buyers who want the most prestigious address within the community. Buyers who entertain frequently and value dramatic views. Strong relocation buyer profile — buyers from coastal markets respond immediately to lake views.

Lionsgate Links

Golf course living without the villa structure. Links homes back to the Nicklaus Golf Club fairways with standard single-family home ownership.

Property type: Detached single-family homes on golf course lots.

Price range: \$900K–\$2M+ depending on fairway position, lot size, and home configuration.

HOA structure: Standard community fee plus the visual and lifestyle value of golf course frontage.

Who buys here: Golf-focused buyers who want a full-size home with a garage and yard but want to wake up every morning looking at a Nicklaus-designed course. Buyers who will hold for 5+ years — golf course lots historically appreciate well in established communities.

Lionsgate Waters Edge

A section defined by water features — ponds, streams, and natural water elements woven through the streetscape. Not full lakefront, but consistent water views and a distinctive character.

Price range: \$850K–\$1.6M.

Character: Feels quieter and more natural than the golf-adjacent sections. Buyers describe it as the section with the most "neighborhood within a neighborhood" feeling inside Lionsgate.

Who buys here: Buyers who want water views without the full lakefront premium. Families who want a calmer, more tucked-in feel inside a large community.

Lionsgate by the Park

Direct adjacency to greenspace and park amenities — the section for buyers who want outdoor lifestyle built into their daily routine.

Price range: \$800K–\$1.4M.

Character: Family-forward, active, trail-connected. The park access is real and usable — not decorative.

Who buys here: Families with active lifestyles. Trail runners, cyclists, parents who want kids to have safe outdoor space without leaving the neighborhood.

Lionsgate by the Green

Golf course adjacency without full fairway frontage — typically backing to areas of the Nicklaus course that feel like greenspace without the direct "ball in your yard" reality of fairway-fronting lots.

Price range: \$850K–\$1.5M.

Character: The best of both worlds for buyers who want golf course visual without the golf course risk. Lots here have a parklike quality.

Who buys here: Buyers who like the look of golf course living but want a buffer. Also attracts buyers who want Lionsgate's prestige without the very top price tier.

Lionsgate South Lake

South Lake is Lionsgate's newest section and carries a distinct character — larger lots, more recent construction, and a slightly different price distribution than the original community sections.

Price range: \$1M–\$2M+.

Character: Newer, more contemporary in its development pattern. Less mature landscaping than the original sections but compensates with larger lot sizes and more recent build quality.

Who buys here: Buyers who want Lionsgate's brand and Blue Valley schools but want newer construction rather than resale from the original phases. Also popular with buyers who want larger

lots than the villa sections offer.

Quincy Court

A smaller, more intimate pocket within the Lionsgate ecosystem — distinct character, closer-knit, often overlooked in the initial search but appreciated by buyers who find it.

Price range: \$750K–\$1.1M.

Who buys here: Buyers who want Lionsgate's community infrastructure and prestige without the highest price tier. Often attracts younger professional buyers getting into the luxury market.

HOA Fees by Sub-Community

Lionsgate's HOA structure varies significantly by section — and understanding this before you make an offer matters.

Sub-Community	Estimated HOA	Includes
Club Villas	\$300–\$450/month	Exterior maintenance, landscaping, amenities
Villas	\$200–\$350/month	Exterior maintenance, landscaping, amenities
by the Lake	~\$150–\$175/month	Community amenities, common area maintenance
Links	~\$125–\$175/month	Community amenities, common area maintenance
Waters Edge	~\$125–\$175/month	Community amenities, common area maintenance
by the Park	~\$125–\$150/month	Community amenities, common area maintenance
by the Green	~\$125–\$175/month	Community amenities, common area maintenance

Sub-Community	Estimated HOA	Includes
South Lake	~\$150–\$200/month	Community amenities, newer phase fees
Quincy Court	~\$100–\$150/month	Community amenities

All HOA figures are estimates — verify current amounts directly with the HOA before closing. Villa section fees cover significantly more than detached home sections.

What All Sections Share

Every Lionsgate home, regardless of sub-community, has access to the community amenities package. This includes the Lionsgate swimming pool, tennis courts, walking trails, and community gathering spaces. The Nicklaus Golf Club is a separate membership — not included in HOA fees.

Nicklaus Golf Club — What Residents Actually Get

The **Nicklaus Golf Club at Lionsgate** is the centerpiece of the community's prestige — and one of the most common questions from buyers is: what does living in Lionsgate actually get you access to?

The Short Answer

Living in Lionsgate gives you proximity and a prestigious address. **The golf club itself is a private membership club separate from the community HOA.** Golf club membership is purchased independently.

About the Club

The Nicklaus Golf Club features an 18-hole championship course designed by Jack Nicklaus — one of the most celebrated golf course architects in history. The course is consistently ranked among the top private courses in Kansas.

Membership tiers: The club offers multiple membership levels — full golf, social, and associate. Rates change periodically; contact the club directly for current pricing.

For residents: Living within Lionsgate provides close proximity (many Club Villa and Links homes are steps from the course) and a community identity tied to the club's prestige, but access to the course and clubhouse requires separate membership.

For buyers who don't golf: This matters less directly but matters a great deal for resale. The Nicklaus Golf Club is the anchor identity of Lionsgate's brand. Buyers who don't golf still benefit from the community prestige the club creates and the sustained buyer demand it generates.

Blue Valley Schools — Zoning Guide for Lionsgate

Every home in Lionsgate is assigned to **Blue Valley Unified School District — USD 229**. This is not a minor detail: Blue Valley USD 229 is the highest-performing school district in Kansas and one of the top public districts in the country.

Current Feeder Pattern

Level	School
Elementary	Sunrise Point Elementary (primary for most Lionsgate sections)
Middle School	Prairie Star Middle School
High School	Blue Valley Northwest High School

School assignments in Johnson County are address-specific, not neighborhood-specific. Verify your exact assignment with Blue Valley USD 229 for any specific address before closing.

Blue Valley Northwest High School

Blue Valley Northwest is one of Blue Valley USD 229's flagship high schools — academically rigorous, with strong AP and IB programs, competitive athletics, and a college placement record that consistently impresses parents relocating from other states.

District highlights: Blue Valley USD 229 produced 51 National Merit Finalists in 2026 — the most of any district in Kansas. The investment in school quality has been consistent and documented over decades.

The School Premium

Homes in Blue Valley districts consistently command a 5–10% premium over comparable homes outside the district boundaries. For Lionsgate buyers, the school assignment is both a quality-of-life factor and a built-in long-term value driver. Families with children want Blue Valley. When those families sell, other families with children will want it too.

Commute Guide — Drive Times to Major Employers

Lionsgate's location in north Overland Park / south of I-435 provides solid access to Johnson County's major employer corridors.

Destination	Estimated Drive Time
T-Mobile US HQ (Overland Park)	15–20 minutes
Garmin HQ (Olathe)	20–28 minutes
Cerner / Oracle Health (North KC)	30–40 minutes
Sprint / T-Mobile campus (Overland Park)	15–20 minutes
Country Club Plaza (Kansas City, MO)	25–35 minutes
UMKC / KU Medical Center	30–38 minutes
Downtown Kansas City, MO	30–40 minutes
Johnson County Airport (OJC)	20–28 minutes

Lionsgate's location north of Overland Park's corporate corridor means morning commutes to major south OP employers travel against or parallel to the heaviest traffic flows.

Current Market Snapshot — Q1 2026

The Numbers

Metric	Lionsgate / Johnson County	Notes
Median sold price	\$1.3M	Lionsgate median
Average days on market	196 days	Lionsgate average
Johnson County appreciation	~6%	Third consecutive year
List-to-sale ratio	97.4%	County-wide
County inventory	1.7 months supply	Seller's market

What 196 DOM Means

Lionsgate's average days on market is notably higher than the Johnson County average of 53 days. This is a function of price tier, not demand. At \$1M+ price points, the buyer pool is narrower and the purchase process is more deliberate. Buyers at this level take more time, do more due diligence, and don't make emotional decisions at open houses.

For sellers: 196 DOM is not a sign of weakness — it's the pace of the luxury market. But pricing discipline matters more in this tier than in any other. Overpriced luxury listings sit for much longer than the average suggests, pulling the number up. Correctly priced Lionsgate homes still move within 60–90 days.

For buyers: You have time. At the \$1M+ price point, you should take it. Investigate each sub-community carefully. The difference between a Club Villa at \$1.1M and a by the Lake home at \$1.3M isn't just price — it's your daily lifestyle, your HOA obligations, and your resale profile.

The Opportunity

Lionsgate is entering 2026 with one of the strongest brand positions of any community in the Kansas City metro. The Nicklaus Golf Club anchor, the Blue Valley school assignment, and the mature community infrastructure create demand that doesn't go away in softer markets. Buyers who find correctly priced inventory in the right sub-community are accessing a long-term value position.

Work With Tara Williams — Your Next Step

Tara Williams | Chic Luxury Homes

Johnson County Luxury Real Estate Specialist

Lionsgate is one of the most complex communities in Johnson County to navigate — eight sub-communities with different price tiers, HOA structures, school assignments, and lifestyle profiles. I've spent years learning it in detail so my clients don't have to figure it out on their own.

For buyers: I'll walk you through the sub-community differences in a single consultation, identify which section fits your priorities and budget, and represent you against builder sales teams and seller agents at no additional cost.

For sellers: I offer free personalized home value analyses — specific to your sub-community, lot position, and home profile, not a generic algorithm.

Schedule a free 30-minute consultation:

■ tara@chicluxuryhomes.com

■ chicluxuryhomes.com/communities/lionsgate

© 2026 Chic Luxury Homes | Tara Williams, Realtor® | Johnson County, Kansas

Market data sourced from Johnson County Appraiser, Redfin, and local MLS. HOA figures are estimates — verify before closing. School assignments should be confirmed directly with Blue Valley USD 229.

Ready to Talk? Let's Connect.



Tara Williams

Luxury Real Estate Specialist | Johnson County, KS

Chic Luxury Homes

■ tara@chicluxuryhomes.com

■ chicluxuryhomes.com

I specialize in Sundance Ridge, Lionsgate, Mills Farm, Mission Ranch, and luxury communities throughout south Overland Park. Whether you're buying new construction, selling your current home, or just starting your research — I'm happy to talk.

Schedule a free 30-minute consultation — no pressure, no pitch. Just a direct conversation about your goals.

© 2026 Chic Luxury Homes | Tara Williams, Realtor® | Johnson County, Kansas. This guide is for informational purposes only. All market data should be independently verified. School boundaries should be confirmed directly with Blue Valley USD 229. Builder availability and pricing subject to change.