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# The Sundance Ridge Insider's Guide

## Everything You Need to Know Before Buying or Selling in Overland Park's Hottest New-Home Community

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*Prepared by Tara Williams | Chic Luxury Homes  
Updated: 2026*



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

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## Sub-Neighborhood Breakdown: Big Sky vs. Archers Landing vs. Red Fox Run

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Most buyers searching for homes in Sundance Ridge don't realize they're actually choosing between three distinct sub-neighborhoods — each with its own character, lot sizes, price points, and long-term trajectory. The address says Overland Park, the zip code says 66085, but which section you land in will affect your daily life, your children's school assignment, and your resale value for years to come.

### Big Sky

Big Sky is the most established section of Sundance Ridge — and the one that feels most like a finished neighborhood.

**Lot types:** Larger lots dominate, many backing to greenspace, natural terrain, or community ponds. South-facing walkout lots are the most prized and go quickly when they come available. Corner lots and cul-de-sac positions also carry premiums here.

**Character:** Traditional, settled, mature streetscapes. The kind of street where people recognize their neighbors, kids ride bikes without parents hovering, and the block has been through enough years together to have real community. If you're moving from an established suburb and you want that feeling again — Big Sky is your section.

**Price range:** Generally the mid-to-upper range within Sundance Ridge. Expect homes from the high \$700s to \$1.2M+ depending on builder, lot position, and finishes. Custom and semi-custom builds are most common here. Rodrock and Walker Custom have built extensively in Big Sky.

**Resale profile:** Because Big Sky is the most established section, resale inventory appears here more regularly than in Archers Landing. This gives buyers the rare opportunity to buy into Sundance Ridge below new construction prices — on lots that are already landscaped, fenced, and finished.

**Best fit for:** Families who want larger lots, established neighbors, and a quieter, more private feel. Buyers relocating from larger markets who want more land relative to what they'd pay elsewhere. Buyers who prefer resale over the new construction process.

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## Archers Landing

Archers Landing is the newest and most talked-about sub-neighborhood in Sundance Ridge — and for one very specific reason that most buyers don't know about.

**Lot types:** Mix of standard and premium lots across multiple active phases. Newer phases include thoughtfully designed streetscapes with pocket parks and trail connections. Premium lots with pond backing and walkout configurations are available but sell quickly.

**Character:** Fresh, forward-looking, family-focused. Archers Landing has energy that Big Sky doesn't — there's construction happening, new families moving in, neighbors who just met each other. It's a neighborhood still writing its story, and that's either exciting or unsettling depending on your personality.

**Price range:** New construction from the high \$600s for base-level LG Homes builds up to \$1.4M+ for fully customized Walker Custom homes on premium lots. Builder incentives — rate buydowns, upgrade packages, lot credits — are more negotiable in active phases than in the finished sections. The right timing with the right builder can be worth \$20,000–\$40,000 in real value.

**The school news:** Blue Valley USD 229 has plans for a new elementary school to be located within the Archers Landing section of Sundance Ridge. This is the single most important data point in this guide for families with young children. When that school opens, Archers Landing children will walk to school inside their own neighborhood rather than busing to Stillwell Elementary. The timeline is still developing as of early 2026 — no firm opening date is publicly confirmed. But buyers who get in before the announcement firms up tend to benefit most from the appreciation that follows.

**Best fit for:** Families with young children who want to position ahead of the new school. Buyers who want to customize a new home. Anyone who wants to be in Sundance Ridge at the lowest current

price point. Buyers who like being at the front edge of a neighborhood's appreciation curve.

## Red Fox Run

Red Fox Run is the most underappreciated section of Sundance Ridge. It sits at a slightly different price point and pace, which makes it one of the better-hidden opportunities in the community.

**Lot types:** Comparable to Big Sky in many areas — a mix of standard and walkout configurations with greenspace backing available. Lot sizes are solid without the extreme premiums of Big Sky's most coveted positions.

**Character:** Quieter and more tucked in. Red Fox Run has a residential settledness that suits buyers who want Sundance Ridge's amenities and school access without paying for the newest phase premium or the most active construction zone.

**Price range:** Generally from the high \$600s to just over \$1M. Red Fox Run consistently offers some of the best value-per-square-foot in the entire community. Resale opportunities appear here more frequently than in Archers Landing, giving buyers more choice.

**Best fit for:** Value-conscious buyers who want to maximize their home budget while staying inside Sundance Ridge. Move-up buyers who don't need or want a brand-new build. Buyers who've been priced out of Big Sky's premium lots but aren't ready to commit to an active construction zone.

## Side-by-Side Comparison

	Big Sky	Archers Landing	Red Fox Run
<b>Lot sizes</b>	Larger / premium	Mixed / newer	Mid-size / varied
<b>Price range</b>	High \$700s–\$1.2M+	High \$600s–\$1.4M+	High \$600s–\$1M
<b>New construction</b>	Limited	Very active	Limited
<b>New elementary school</b>	No	Yes (planned)	No
<b>Resale availability</b>	Moderate	Low	Higher
<b>Character</b>	Established, settled	Fresh, family-forward	Quiet, value-driven

	Big Sky	Archers Landing	Red Fox Run
Best for	Space, maturity	Young families, customization	Value, amenity access

## Which Sub-Neighborhood Is Right for You?

- **Young children, school proximity is everything:** Archers Landing. Get in before the elementary opens.
- **Most space, largest lot:** Big Sky — especially walkout lots backing ponds or greenspace.
- **Best budget stretch:** Red Fox Run. Real value hiding in plain sight.
- **Full customization, active builder availability:** Archers Landing has the widest current builder selection.
- **Ready-to-move-in, below new construction pricing:** Big Sky and Red Fox Run resale.

I know these streets individually. Before you fall in love with a floor plan, let's make sure you're in the right section. The difference between choosing Big Sky and Archers Landing isn't just aesthetics — it's your commute to the pool, your resale trajectory, and your children's school assignment for years.

## Builder Directory: Rodrock, Walker Custom, Symphony, and LG Homes

Sundance Ridge has attracted four of the strongest builders in the Kansas City market — and each one serves a different buyer. Here's what separates them and what every buyer needs to know before walking into a model home.

### Rodrock Homes

Rodrock isn't just a builder in Sundance Ridge — they created the community. Rodrock Development is the master developer, and Rodrock Homes has been building here since the beginning.

**Specialty:** Production-quality homes with strong community infrastructure. Consistency, predictability, a well-worn build process. Floor plans refined through hundreds of local builds.

**Price range:** Starting in the high \$600s, scaling to \$1.1M+ depending on lot, elevation, and upgrade packages.

*What buyers need to know:*

- Rodrock's sales team represents Rodrock — not you. Bring your own agent. (It costs you nothing; the commission is already in the price.)
- Lot premiums for walkouts, pond-backing, and greenspace can add \$30,000–\$100,000+ to the base price. Know the real number.
- Structural options must be selected early. Changes after framing are expensive or impossible.
- End-of-quarter incentives are real: rate buydown packages and upgrade credits appear cyclically. Track the timing before you commit.

**Current activity:** Active in Archers Landing phases. Contact for specific lot availability.

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## Walker Custom Homes

Walker Custom is exactly what the name implies: a local custom builder who works directly with buyers to design homes that aren't pulled from a catalog.

**Specialty:** True custom and semi-custom builds. Specific ceiling heights, room configurations, material specifications, exterior design — Walker Custom can execute them. The builder for buyers who've maxed out what production builders will allow.

**Price range:** Generally low \$900s into \$2M+. The floor is higher than Rodrock; the ceiling is whatever you build.

*What buyers need to know:*

- Build timeline: 10–14 months from contract to move-in, sometimes longer for complex designs. Plan accordingly.
- You're deeply involved in design decisions. This is either exciting or overwhelming — know which you are before you sign.
- Walker Custom homes hold resale value exceptionally well because they're not identical to three other homes on the same street.
- Lot selection matters early. Premium lots within Sundance Ridge are finite.

**Current activity:** Building in Big Sky and select Archers Landing lots.

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## Symphony Homes

Symphony sits between production and full custom — more customizable than Rodrock, more accessible than Walker Custom. The sweet spot for buyers who want choices without decision fatigue.

**Specialty:** Semi-custom homes with a dedicated design studio process. Curated selections across flooring, cabinetry, countertops, fixtures, and more — enough to make the house feel personal, not so much that it paralyzes.

**Price range:** Mid-\$700s to \$1.3M+, depending on plan, lot, and selections.

*What buyers need to know:*

- Symphony's design center experience is genuinely good — well-organized, staff is helpful, selections are curated rather than overwhelming.
- Floor plans in Sundance Ridge lean toward open-concept living with strong indoor-outdoor flow, which works particularly well on walkout lots.
- Build times are moderate — faster than full custom, slightly longer than Rodrock's production pace.
- Homes photograph well and show strong buyer appeal on resale.

**Current activity:** Active in multiple sections. Model homes available for tours.

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## LG Homes

LG Homes serves buyers who want quality new construction without the top-of-market price tag — a way into Sundance Ridge at the most accessible price point.

**Specialty:** Efficient, well-designed production homes with strong value per square foot.

**Price range:** Starting in the high \$600s, typically topping out around \$850K–\$900K for finished builds.

*What buyers need to know:*

- Selection options are more constrained than Symphony or Walker Custom. Clarify what's changeable before you fall in love with the model.
  - Build timelines are among the most predictable in the community.
  - Strong choice for buyers priced out of upper tiers who don't want to sacrifice Blue Valley access or Sundance Ridge amenities.
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**Current activity:** Active lots in select sections.

## What Nobody Tells You About Builder Sales

**The builder's agent represents the builder, not you.** They're professionals — but their job is to sell you a home at the builder's best terms. You need your own representation. And because builder commissions are already built into the purchase price, having your own agent costs you nothing extra.

**Negotiate on incentives, not just price.** Rate buydown packages, upgrade credits, and lot premium reductions appear at specific times. I track these for my buyers.

**Get an independent inspection.** Even on new construction. Pre-drywall and final walk-through inspections catch things that warranty processes are slow to fix.

**Know the real price before you compare.** A \$750K base price on a standard lot becomes \$875K on a south-facing walkout backing the pond. Get the full number.

## Current Market Data — March 2026

*Data sourced from Johnson County Appraiser (March 2026 revaluation), Redfin (January 2026), eMetropolitan, and local MLS. Verify current conditions directly before making purchase or sale decisions.*

### The Numbers

Metric	Current	Notes
Price range	High \$600s – \$2M+	New construction + resale
Johnson County appreciation	~6%	Third consecutive year
List-to-sale ratio	97.4%	County-wide
Days on market	53 days	Up 26% year-over-year
Inventory	1.7 months supply	Seller's market threshold is 4–6 months

## What These Numbers Mean for Your Decision

**If you're buying:** You have more breathing room than buyers had 18 months ago — but don't mistake that for broad negotiating leverage. Correctly priced homes still move quickly. The 26% DOM increase reflects overpriced listings sitting, not softening demand across the board. The best lots and best-priced Sundance Ridge homes still attract multiple offers.

**If you're selling:** Spring 2026 is your highest-demand window. Buyer search volume peaks in April and May. The 26% DOM increase is a warning label for overpricing — sellers who price based on comparable data are still closing near ask. One decision separates a 97.4% list-to-sale ratio from a price reduction after 60 days: pricing correctly on day one.

**The Mission Ranch factor:** Mission Ranch — the comparable Blue Valley new construction community in 66224 — is approaching sell-out on new inventory. Buyers who had Mission Ranch on their shortlist and missed the window are actively looking at Sundance Ridge. This is creating a secondary buyer pipeline that's providing quiet upward pressure on demand. For current Sundance Ridge homeowners, this is a tailwind.

**Blue Valley premium:** Every home in Sundance Ridge comes with Blue Valley USD 229 school assignment. Studies consistently show a 5–10% price premium for homes in top-performing school districts. In Johnson County, that premium is real, consistent, and doesn't go away. It's a built-in hedge on your resale value regardless of whether you have school-age children.

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## School Information: Feeder Pattern + New Elementary Timeline

Every home in Sundance Ridge (66085) is assigned to **Blue Valley Unified School District — USD 229**, one of the highest-performing public school districts in Kansas and the Kansas City metro area.

### Current Feeder Pattern

Level	School
Elementary	Stillwell Elementary
Middle School	Blue Valley Middle School (BVMS)

Level	School
High School	Blue Valley High School (BVHS)

## Why Blue Valley Matters

- **51 National Merit Finalists in 2026** — the most of any school district in Kansas
- Strong AP catalog with high pass rates
- International Baccalaureate and dual enrollment options
- Competitive athletics, fine arts, robotics, and debate at the state level

Blue Valley High School has built its reputation over decades. For families relocating from out of state, it consistently ranks among the top public high schools nationally. For buyers without school-age children, it's a built-in demand driver on resale — families who want this assignment aren't going to stop wanting it.

## About Stillwell Elementary

Stillwell is a well-regarded Blue Valley elementary with strong academic programming and an engaged parent community. It serves the 66085 corridor including most of Sundance Ridge's current phases. The school has built a reputation for responsive teachers, strong foundational academics, and a community feel consistent with the broader Sundance Ridge neighborhood.

**Important:** School district boundaries in Johnson County are more precise than most buyers expect. A single street can straddle two attendance areas. Before finalizing any purchase, verify the exact school assignment for the specific address directly with Blue Valley USD 229. I do this for every buyer I represent.

## New Elementary School: Archers Landing

*This is the most important school news for families considering Archers Landing.*

Blue Valley USD 229 has plans for a new elementary school to be located within the Archers Landing section of Sundance Ridge. When it opens, Archers Landing children will have a school within walking distance of their homes instead of busing to Stillwell.

*What this means:*

- Quality-of-life upgrade for families — safer morning routines, neighborhood friendships that extend to the classroom

- Home value catalyst — new school announcements consistently precede appreciation in the neighborhoods they serve
- Competitive advantage — buyers who get in before the school opens typically benefit the most from the resulting value increase

**Current status:** As of March 2026, the school is in the planning and development phase. No firm opening date has been publicly confirmed. Until the school opens, all Archers Landing students follow the current feeder pattern: Stillwell → BVMS → BVHS.

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## HOA Breakdown: What Your ~\$750/Year Actually Covers

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Sundance Ridge's homeowners association fee runs approximately **\$750 per year** — one of the more reasonable HOA costs for the level of amenities included.

### What the HOA Covers

**The Clubhouse:** A \$4 million ski lodge-style amenity center that serves as the social hub of the community. This is not a basic clubhouse — it's a legitimate resort-quality facility.

**Resort Pool:** A full outdoor pool complex with multiple swimming areas, lounge seating, and a setup that rivals private club amenities in other markets.

**Fitness Center / Gym:** A well-equipped fitness center inside the clubhouse. For buyers who currently pay for a gym membership, this is a real offset against the HOA cost.

**Indoor Gymnasium:** Full indoor gym for residents — useful year-round, especially for families with kids who need space to run in winter.

**Pickleball and Basketball Courts:** Dedicated courts for both sports. Pickleball's surge in popularity makes this a meaningful amenity, particularly for buyers in the 35–55 range.

**Trail System:** Maintained walking and running trails throughout the community. Connected greenspace is one of Sundance Ridge's distinguishing features versus comparably priced communities without it.

**Recycling Program:** Community recycling access as part of the HOA services.

## How to Think About the HOA Cost

\$750/year is \$62.50/month. For the amenity package included — resort pool, gym, courts, trails, clubhouse — this is objectively a low cost per dollar of amenity value. Buyers comparing Sundance Ridge to communities with similar amenities and higher HOA fees (some comparable communities run \$2,000–\$4,000/year) find this to be one of Sundance Ridge's genuine competitive advantages.

The HOA does enforce community standards on maintenance, appearance, and use of common areas. For buyers who've lived in HOA communities before and value the consistency they create, Sundance Ridge's structure is well-run. For buyers who've never been in an HOA, it's worth understanding the covenant before you close.

## Commute Guide: Drive Times to Major Employers

Sundance Ridge's 66085 location in southern Overland Park gives it strong access to the major employment corridors in the Kansas City metro. All drive times are approximate and reflect normal traffic conditions.

Destination	Estimated Drive Time
<b>T-Mobile US HQ</b> (Overland Park)	15–20 minutes
<b>Garmin HQ</b> (Olathe)	20–25 minutes
<b>Sprint / T-Mobile campus</b> (Overland Park)	15–20 minutes
<b>UMKC Health / KU Medical Center</b>	30–35 minutes
<b>Downtown Kansas City, MO</b>	35–45 minutes
<b>Johnson County Airport (OJC)</b>	20–25 minutes
<b>Kansas City International (MCI)</b>	45–55 minutes

**Commuter note:** Sundance Ridge residents heading north to Overland Park's corporate corridor (T-Mobile, Garmin, sprint-area employers) travel against the heaviest traffic direction. Morning commutes for these routes are generally smoother than equivalent drive times in the metro's more congested corridors.

For buyers who work remotely full or part-time — increasingly common in the buyer profile for homes in this price range — the commute math becomes secondary. The question becomes quality of daily life, school quality, and community amenities, where Sundance Ridge is extremely competitive.

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## What's New Nearby: Retail, Recreation, and Development

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Sundance Ridge's location in southern Overland Park means new development in the area is actually accelerating. Here's what's happening within reasonable distance.

### Bluhawk Retail Expansion

Bluhawk at 159th Street is one of the most significant retail developments in southern Johnson County. The mixed-use development has been adding restaurants, retail, fitness, and service tenants — and it's located conveniently close to Sundance Ridge. Residents who moved into the community even two years ago have seen materially more nearby options since.

### Heritage Park

Heritage Park is one of Johnson County's premier park facilities — with athletic fields, walking trails, Longview Lake access, and seasonal recreation options. Located in proximity to Sundance Ridge, Heritage Park is a consistent destination for residents.

### Overland Park Arboretum and Botanical Gardens

The OP Arboretum is a 300-acre public garden and natural area that consistently ranks among the metro's underappreciated gems. It's walkable-adjacent for Sundance Ridge residents in some sections, and a short drive from the rest of the community.

### New Dining and Services

The 159th Street corridor continues to see new restaurant and service additions alongside the Bluhawk development. Buyers who toured Sundance Ridge even two years ago and shelved the decision will find meaningfully more nearby options than they remember.

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## Work With Tara Williams — Your Next Step

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*Tara Williams | Chic Luxury Homes*

Johnson County Luxury Real Estate Specialist

I created this guide because most buyers approach Sundance Ridge the wrong way — searching listings before they understand which sub-neighborhood fits their life, comparing floor plans before they know what's actually negotiable, and walking into builder sales offices without representation.

I've spent years learning Sundance Ridge street by street: which lots back to what, which builders are most negotiable right now, which sections are positioned to appreciate the most over the next three years, and where the actual value is hiding.

Here's what working with me looks like:

*For buyers:*

- Sub-neighborhood consultation before we tour anything
- Builder incentive tracking — I know what's currently on the table before you walk in
- Independent representation at no additional cost to you (builder commissions cover it)
- School assignment verification for every specific address we consider

*For sellers:*

- Personalized home value analysis specific to your lot, sub-neighborhood, and builder — not a generic algorithm
- Staging and positioning strategy for Sundance Ridge's current buyer profile
- Network of qualified buyers actively searching in 66085

*Free consultation — no pressure, no obligation:*

I offer a 30-minute call or meeting to anyone who's seriously considering buying or selling in Sundance Ridge. No pitch, no pressure. Just a conversation about what you're looking for and whether I can help.

*Contact Tara Williams:*

- [Phone on file with form submission]
- [tara@chicluxuryhomes.com](mailto:tara@chicluxuryhomes.com)
- [chicluxuryhomes.com/communities/sundance-ridge](https://chicluxuryhomes.com/communities/sundance-ridge)

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## Ready to Talk? Let's Connect.

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### Tara Williams

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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.

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