

Live actively, purposefully, generously

CAMPUS WOODS ESTATES at Kidron Bethel Village

campuswoodsestates.com

- Walking paths connecting to the lush Sand Creek Walking Trail
 - Neighborhood community recreation sites
 - High-quality construction
 - Superior craftsmanship

3001 Ivy Dr., North Newton, KS 67117

Welcome to Campus Woods Estates



Life here is about finding inspiration through activity, learning and growing.

Join our community of active residents whose time, talent and energy makes a difference in our community and churches, at the college and on our campus. It's your choice—make your best move to Campus Woods Estates!

At Campus Woods Estates, you'll find people who are choosing more:

- time with family and friends
- independence
- adventure, as worry-free living makes it easy to travel
- · enrichment through education, art and pursuit of hobbies



Standard Teatures

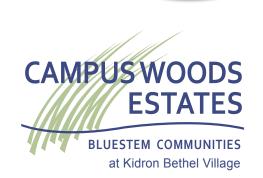


4 floor plans from 1,250 to 1,665 sq. ft., with double garages. Constructed as reserved; choose your décor and features.

- Oak kitchen cabinets: Lazy Susans, roll-out shelves, soft close hinges
- · Oak interior trim and veneer doors
- · Energy efficient double-hung windows
- Floors: Carpet in living areas, dining, nook, bedrooms, sunroom, bonus room. Solid surface in entry, kitchen, utility, baths
- 9-foot ceilings in oak and walnut, 8-foot in Redbud
- Smooth-top electric range, built-in microwave and hood vent, side-by-side refrigerator, dishwasher, disposal
- Safe room with steel door
- 90% energy-efficient furnace
- Ceiling fans: Living room, bedrooms, bonus room
- Phone and cable TV jacks
- Irrigation system, installed yard with plants and trees

OPTIONS

- Bonus room
- Sunroom
- Gas fireplace
- Upgrades: available in construction detail



Teatures of Neighborhood Expansion

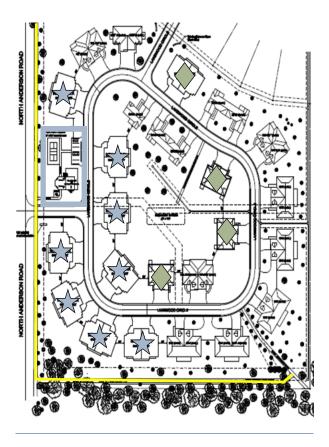
The Lakewood Circle expansion project adds 16 homes to the Campus Woods Estates neighborhood as well as a pickleball court along the extension of the North Newton Trail. Residents of Campus Woods, college students and broader community members will be able to enjoy the new recreational facility.

The North Newton Trails project, funded by a grant from the Kansas Department of Transportation and the City of North Newton, includes approximately 1.3 miles of new trail system extending north from 30th street, continuing north behind the North Woods Plaza building, west to Anderson Avenue and then south to the Campus Woods Estate neighborhood.

The North Newton Trails Project







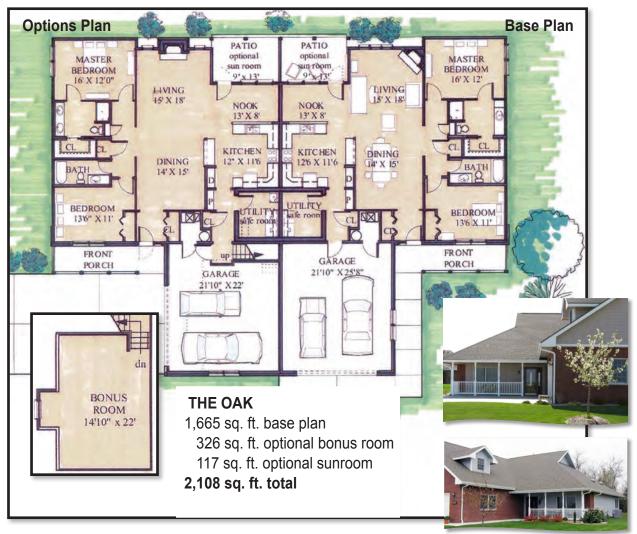
Trails Project Close-up

The Oak Floor Plan



Constructed as a 2 bed, 2 bath layout with safe place built as the laundry room. The Oak base plan is 1,665 square feet and can be expanded to include a sunroom and bonus room.





The Redbud Floor Plan



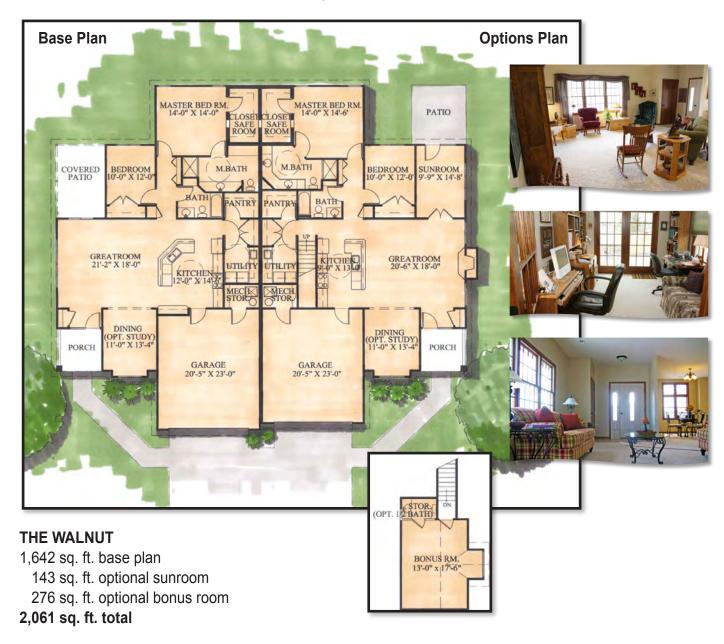
Living-dining-kitchen open concept makes this plan a great choice for quiet leisure living at it's best while still having plenty of room for entertaining family and friends. Master bedroom with a walk-in closet / storm shelter offers great convenience as well as the security from inclement weather. A walk-in pantry and laundry room provides the extra storage. This plan offers an optional sunroom.



The Walnut Floor Plan



This floor plan is built as a 2 bed 2 bath at 1,642 square feet. Safe place is constructed as master bed closet. Sunroom and bonus room options are available.

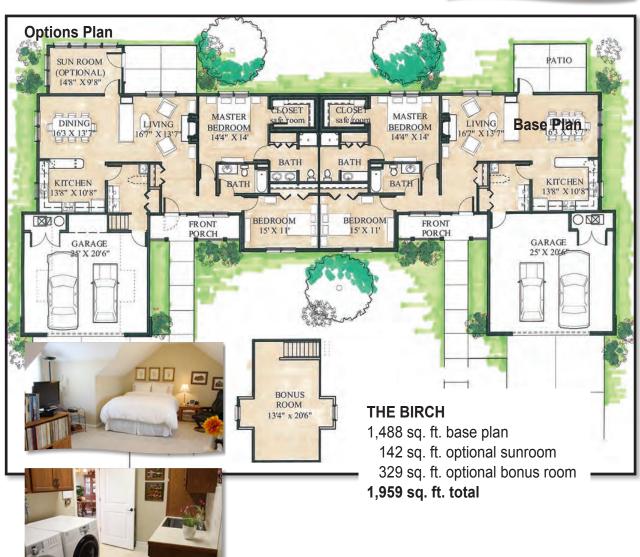


The Birch Floor Plan



Open living-dining room for expanding a dining table for guests and family gatherings. The kitchen and dining room are divided by a counter or there's an option to add upper cabinets. The utility room is conveniently located off of the kitchen, as well as the double garage. The master bedroom walk-in closet serves as the storm shelter. Sunroom and bonus room options available.





Your Community



CAMPUS WOODS ESTATES BLUESTEM COMMUNITIES at Kidron Bethel Village

The North Newton area offers a wealth of educational, recreational and wellness amenities for active adults. Bethel College activities, Kauffman Museum and several beautiful and well-maintained walking trails are within walking distance of the Kidron Bethel campus. Nearby are award-winning golf courses, a hospital and specialty medical clinics, and downtown and mall shopping. You'll also appreciate easy Interstate access to big-city services, such as Wichita's Dwight D. Eisenhower National Airport, just 25 miles south.

CAMPUS WOODS ESTATES



MAIN CAMPUS



What are your future plans?



Bluestem Wellness Center in North Newton, located on the Kidron Bethel campus, offers a salt water pool, exercise room, fitness equipment and land- and aquatics-based classes.



The Sand Creek Trail offers 3 miles of beautiful walking and biking opportunities, connecting the Kidron Bethel campus, Bethel College and the town of North Newton.

Willy and Gerry Penner knew it was time to leave their beloved hometown of Cimarron, Kan., so they did their homework. They chose to make their best move, to Kidron Bethel Village in North Newton.

"We enjoyed Cimarron, where we lived for 43 years. However, we wanted to live in a more central location, closer to a major airport, to make it easier for our children and grandchildren to visit.

"We also wanted a place that offered additional levels of care and easy access to many medical professionals.

"We enjoy our 2,000-square-foot townhome in Campus Woods Estates. The bonus room above our two-car garage, and the sunroom, provide us so many options."

-Willy and Gerry P.

They also appreciate one-level living that includes a safe room severe weather shelter.



Campus Woods Estates



"We looked at the cost of maintaining our home. Even though we had no mortgage, there still was insurance, upkeep, utilities, and an acre of ground to care for, plus depreciation.

"We checked on a 2,000 sq. ft. home with a 2-car garage at Campus Woods Estates and discovered that with the monthly service fees, it was about a wash.

"At our beautiful home in Campus Woods Estates, we have plenty of room. We don't shovel snow or mow, and when we need a home repair, we just call the maintenance crew.

"Life here offers all the independence and opportunity we hoped for. The bottom line is, moving to Kidron Bethel was the smartest thing we ever did. Come visit and see for yourself."

—Doc and Frances Siemens, Campus Woods Estates residents at Kidron Bethel Village

We knew we wanted to be near to family.

Friends and family enjoy gathering for coffee or a snack at the Harvest Grounds Coffee Shop on the Kidron Bethel campus.



OUR MISSION

Bluestem Communities
is a family of progressive
retirement communities
dedicated to improving
quality of life and
providing residential choices,
community services, and
personalized care with
Christian compassion.



BLUESTEM COMMUNITIES at Kidron Bethel Village



Sites available Call today!

620-327-3425 campuswoodsestates.com