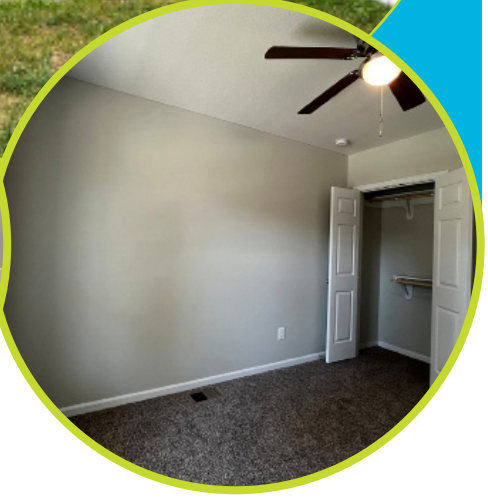




**Habitat**  
for Humanity®  
of Kansas City

# welcome home

704 S. Valley St.  
Kansas City, KS 66105



This new-construction, energy-efficient home offers year-round savings and comfort. With a covered front porch, two family spaces, and a fully finished basement, you'll have plenty of space for all your needs.

## Key features

- Interest-free mortgage
- New construction
- 5 bed / 3 bath: 1,800 sq. ft.
- Finished basement
- Luxury vinyl plank flooring
- Off-street parking
- All new appliances
- Storage Shed
- ENERGY STAR® rated

## Get Started



or call (816) 924-1096



**Habitat for Humanity**  
of Kansas City

**together we build**



📍 1423 E. Linwood Blvd. • Kansas City, MO 64109

📞 (816) 924-1096

✉ info@habitatkc.org

🌐 habitatkc.org

# Become a homeowner with Habitat KC

Habitat for Humanity of Kansas City provides a path to affordable homeownership for working families who have been shut out of the housing market due to systemic inequities and the current housing market dynamics.

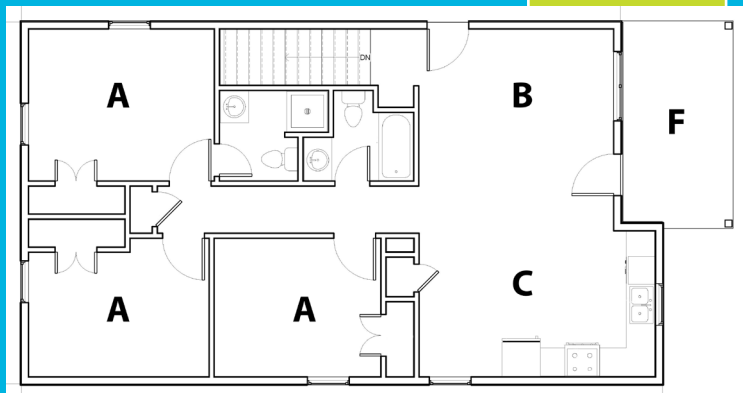
## Qualifications for this home\*

- **Minimum borrower income: \$34K**
- **Maximum AMI: 60%**
- **Willingness to partner**
- **\* Subject to eligibility review**

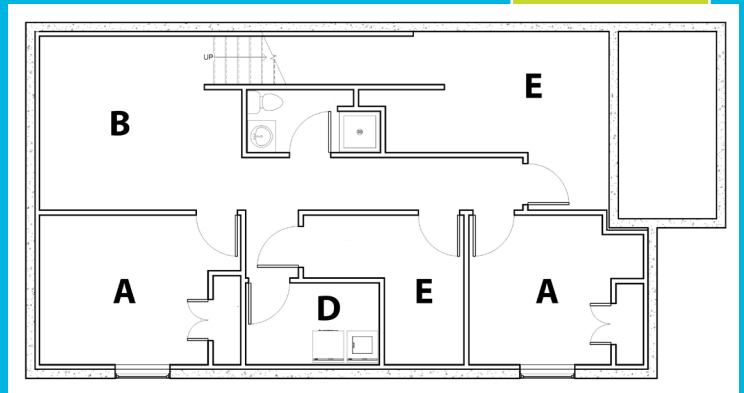
For more information about this home and other opportunities available through Habitat KC, visit [habitatkc.org](http://habitatkc.org) or call (816) 924-1096.

## Floor plan:

Main Level



Basement



A. Bedroom B. Family space C. Kitchen D. Laundry E. Storage/Mechanical F. Covered porch

## 6 Reasons Armourdale is right for you

**History:** Armourdale is one of Kansas City's oldest neighborhoods, with a strong sense of community pride. Its history is deeply rooted in the early industrial development of Kansas City, giving this neighborhood a unique charm.

**School Choice:** As a Kansas resident, you will have the right to send your child to any school in the state of Kansas.

**Parks and Green Spaces:** Armourdale is home to several parks, including the large Kaw Point Park, which offers river views, walking trails, and opportunities for outdoor activities like fishing and kayaking.

**Proximity to Downtown:** The neighborhood is conveniently located just minutes from downtown, providing easy access to the city's amenities, including a variety of shopping, dining, entertainment, and employment opportunities.

**Cultural Diversity:** Armourdale is a culturally diverse neighborhood, adding to its vibrancy and sense of community. This diversity is reflected in the local food, events, and cultural celebrations.

**Walkability and Public Transit:** Armourdale is a walkable neighborhood with access to public transportation, making it easy for residents to get around without relying heavily on a car.