

THE DISTINCTIVE COLLECTION MAGAZINE

DISTINCTIVE

DISTINCTIVE
COLLECTION

by
**Better
Homes**
and Gardens
REAL ESTATE®

KANSAS CITY
HOMES

IN THIS ISSUE

If you're looking for the finest in Kansas City luxury living, you've found it. This issue of the Distinctive Collection magazine showcases many of the most sought-after properties on the market. As a luxury home buyer, you know exactly what high-quality and desirable amenities you're looking for in a home, and you'll find plenty to choose from throughout our digital magazine. To see more detailed information about the home as well as additional photos on kansascityhomes.com.

Purchasing a home is a very important decision, and we are happy to assist you in any way possible with in-person or virtual tours and guidance from experienced sales professionals.

Thank you for entrusting us with your luxury real estate needs.

We hope you enjoy this issue of the Distinctive Collection magazine.

A handwritten signature in black ink, appearing to read 'Christian Barnes', with a long horizontal flourish extending to the right.

CHRISTIAN BARNES
President & CEO



Carolyn Darby | 913-907-8881 | cdarby@kansascityhomes.com

ONE BRAND
ENDLESS POSSIBILITIES

DISTINCTIVE
COLLECTION

by
Better Homes
and Gardens
REAL ESTATE®

KANSAS CITY
HOMES

COLLEGE BLVD

913-661-8500

8300 College Blvd, Suite 100

Overland Park, KS 66210

LEE'S SUMMIT

816-272-7300

320 SE Douglas St

Lee's Summit, MO 64063

MISSION FARMS

913-345-3000

3740 W 106th St

Leawood, KS 66206

STATE LINE

913-981-2800

7400 State Line, Suite 200 B

Prairie Village, KS 66208

NORTHLAND

816-436-3600

8630 N Green Hills Rd

Kansas City, MO 64154

PLAZA

816-820-8055

435 Nichols Rd

Kansas City, MO 64112

ST. JOSEPH

816-436-3600

2335 N Belt Hwy, Suite E

St. Joseph, MO 64506

TOP 5 NATIONALLY

Better Homes and Gardens® Real Estate Kansas City Homes is prominent not only in this area, but also within the national brand of Better Homes and Gardens® Real Estate. We currently rank #5 within the brand. We surround ourselves with the finest agents, brokers, staff, and affiliates of any real estate company in the area.

We're inspired to live up to the trusted reputation of Better Homes and Gardens® Real Estate and proud to provide peace of mind throughout the entire home buying and selling process.





AGENT SPOTLIGHT

CAROLYN DARBY

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VISIT WEBSITE

A former college athlete and high school soccer coach, this Kansas City real estate professional brings a strategic, detail-oriented approach to every transaction. She believes real estate is a journey, much like sports, where every step matters. Since moving to Kansas City in 2004, she has embraced the area as home, raising her family in Leawood and immersing herself in the community. When she's not guiding clients, you'll find her cheering on her three sons at their soccer and basketball games.

Her love for Kansas City runs deep, from the vibrant fall colors and football season to hidden gems like CPKC Stadium. She admires Prairie Village for its charm and enjoys connecting with clients over lunch at Enjoy. If she weren't in real estate, she'd likely return to coaching, a reflection of her passion for mentorship and teamwork. To her, home is more than just a place—it's where life's best moments happen.

What makes your approach to real estate unique?

As a former athlete and coach, I believe success comes from embracing the process and paying attention to every detail. Buying or selling a home is a journey, and I'm passionate about guiding my clients through each step to achieve the best results.

What is the longest you have lived at one address (post-childhood)?

My husband and I spent 10 wonderful years in Carriage Crossing, in Leawood.

Where would your dream home be located?

My dream home would truly be wherever my family is.

If you had to pick another profession, what would you be doing?

If I had to choose another profession, I'd return to coaching. I love working with kids and helping them grow, much like I do with my clients in real estate.

Who is your real-life hero?

My dad is the foundation of our family. He taught me that hard work can open any door. He's incredibly selfless, and I aspire to be more like him every day.

If you could live in any market in the world, where would it be?

I've always loved my sister's neighborhood in Orange County—breathtaking scenery with mountains on one side and the ocean on the other. It doesn't get much better than that.

What is a favorite weekend destination within driving distance of Kansas City?

If I'm not showing homes, I'm on the sidelines at a soccer field or basketball court, cheering on my sons.

How long have you lived in the Kansas City area?

I moved to Kansas City in 2004 after graduating college, thinking it would be temporary. I quickly fell in love with the city, and now I can't imagine living anywhere else.

Favorite time of the year in Kansas City? Why?

Fall is my favorite season in Kansas City—the perfect weather, vibrant colors, and of course, football season!

What Kansas City area neighborhood, city, etc. are you most intrigued by?

I have always been intrigued by Prairie Village. The pride of ownership shines brightly in this tight knit community.



What do you think is the area's best-kept secret or best-hidden gem?

CPKC Stadium. It is the first professional stadium built specifically for women's soccer. And it's right here in KC—the soccer capital of America.

Favorite lunch spot to take clients?

I enjoy meeting clients for lunch at Enjoy. It offers a great variety of healthy options, and the atmosphere is both relaxed and lively.

What is a unique home feature you couldn't live without?

I couldn't live without a screened-in porch with an outdoor fireplace. It offers the perfect blend of comfort and nature, creating a cozy space to enjoy year-round.

What do you think makes a property “distinctive”?

What is a word or phrase that comes to mind when you think “distinctive”?

A distinctive property stands out with thoughtful design, spacious interiors, and a welcoming atmosphere. Key features like natural light, architectural details, and a prime location in a sought-after neighborhood make it truly special.

WELCOME TO LUXURY

Distinctive Collection by Better Homes and Gardens® Real Estate are proud to represent some of the most distinctive homes in the country, supported by some of the most exceptional real estate professionals in the business.

We understand the luxury lifestyle. We are committed to exceptional service. And we are here to exceed your expectations.



THE DISTINCTIVE COLLECTION



4612 W 88TH STREET PRAIRIE VILLAGE, KS 66207

5 BEDROOMS | 5 BATHROOMS | 2 HALF-BATHS

\$2,250,000

[VIEW LISTING](#)

Nestled on a quiet cul-de-sac across from Franklin Park, this beautifully reimagined Prairie Village estate pairs timeless design with a modern, turnkey lifestyle. Flooded with natural light and finished with sophistication, the home's open layout is designed for both lively entertaining and everyday comfort.

The heart of the home is a chef's kitchen with bespoke cabinetry, quartz countertops, and an expansive island made for gathering. Just beyond, a stylish bar and custom bourbon room promise memorable evenings, while the main-level suite creates a spa-like retreat with private patio access.

Outside, lush landscaping frames multiple living areas, including a new outdoor kitchen and stone fireplace perfect for year-round enjoyment. With a rare four-car garage, all-new systems, and walkable access to parks, shops, and top-rated schools, 4612 W. 88th Street offers luxury living in one of Kansas City's most prestigious neighborhoods.

MLS# 2570079



HISTORIC KC ELEGANCE

Kansas City may be known for its barbecue, jazz, and fountains, but tucked between the ribs and riffs are some truly remarkable architectural gems. Beyond the everyday hustle and familiar landmarks lie spaces full of history, beauty, and a quiet sense of wonder—places where the past isn't just preserved, but proudly lived. These three destinations combine elegance with accessibility, giving locals and visitors alike a reason to look up, walk in, and fall in love with Kansas City all over again.

21c Museum Hotel

One step inside this historic hotel and you'll understand why it's more than just a place to stay—it's a portal to another era. Originally opened in 1888, the Savoy was once the go-to gathering spot for traveling dignitaries, local elites, and lovers of fine food and jazz. Today, it's the stylish centerpiece of the 21c Museum Hotel, a boutique property that marries timeless charm with contemporary

flair. You'll still find the original stained glass ceilings, carved oak paneling, and hand-painted murals that lit up KC's Gilded Age, now paired with rotating exhibitions of bold, contemporary art. Guests and locals alike can wander through the free gallery or settle into the Savoy Grill, where brunch beneath the stained glass feels like time travel—with mimosas.

Don't miss: A quiet table by the

windows at the Savoy Grill, especially if you time your visit to catch the glow of downtown or fireworks after a summer game.

Kansas City Public Library

It may look like a library from the outside (albeit one with an enormous bookshelf façade), but this Beaux-Arts beauty—originally built in 1912 as a bank—is full of surprises. From the moment you walk through its bronze doors and into the marble-clad lobby, you'll know this place is something special. The library blends civic pride with stunning design, offering space for both quiet study and grand inspiration. But the true gem? The old bank vault turned 28-seat movie theater tucked beneath the main floor. It's quirky, cozy, and undeniably KC.





Then there's the rooftop terrace—an under-the-radar hangout with sweeping views, life-size chess, and events that turn a quiet evening into something magical.

Don't miss: A rooftop sunset or a summer movie night under the stars. It's proof public spaces can feel both grand and intimate.

KC City Hall Observation Deck

Standing tall since 1937, City Hall is a masterclass in Art Deco design—and at 30 stories high, it offers one of the best views in town. Designed by the renowned Wight & Wight firm, the building is a work of art inside and out. Marble walls, ornate fixtures, and historical relief carvings give this civic center a lasting sense of grandeur. But the real highlight

is the observation deck, which wraps around the top floor and delivers panoramic views of Kansas City—no ticket required. It's free, often overlooked, and one of the few places where you can see the full sweep of the skyline.

Don't miss: The elevator ride is a vintage delight—but pause outside to admire the sculpted stonework that tells KC's story, one panel at a time.

From the lavish history of the Savoy to the cinematic charm of the Central Library and the sky-high views from City Hall, these aren't just buildings—they're living love letters to Kansas City's past and future. Step inside, look around, and let the city surprise you.



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