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Terra Bella Estate

A Mediterranean-Inspired Private Retreat

2343 N 600 Road, Edgerton, KS 66021



5 Bed



7 Bath



4-Car Garage



6,502 Sq. Ft.



Resort-Style Pool



Pond with Island

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An Estate with Presence & Privacy

Mediterranean character, Kansas countryside, and exceptional access.



Set behind a gated entrance on 26.64 acres of rolling Kansas countryside, Terra Bella Estate is a Mediterranean-inspired private retreat with timeless Tuscan character. Stone facades, arched openings, rich wood trim, and old-world details define 6,502 square feet of living space designed for both everyday comfort and memorable entertaining.

Ideally positioned just a half mile from the Johnson County line within Douglas County, and tucked between Eudora, Gardner, and Baldwin City, the estate offers convenient access to Lawrence, Olathe, Overland Park, and the greater Kansas City metro, while still feeling wonderfully private.



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TIMELESS DESIGN

From the limestone façade and arched entry to the warm wood trim and custom detailing throughout, Terra Bella Estate balances scale with intimacy.

Formal living and dining spaces create an elegant first impression, while thoughtful craftsmanship and richly layered materials bring warmth to every room.

OLD-WORLD CHARACTER
MEETS REFINED
EVERYDAY LIVING.



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KITCHEN & GATHERING SPACES

The heart of the home unfolds through a gourmet kitchen with custom cabinetry, stone accents, upscale appliances, and generous prep space. Nearby dining and gathering areas flow naturally together, creating warm, comfortable spaces for hosting guests, sharing meals, and enjoying views toward the terraces, pool, and pond.

Designed for connection,
crafted for entertaining.



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PRIVATE SUITES & SPA-INSPIRED BATHS



Each of the five bedrooms enjoys its own en-suite bathroom, offering comfort and privacy for both family and guests.

The primary suite is generous in scale and complemented by a large dressing closet and a bath designed to feel like a personal retreat.

Private, comfortable, and thoughtfully appointed.

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RECREATION & FLEX SPACE

Three distinct living areas - one on every level - create space for formal entertaining, casual gatherings, and game-day relaxation.

A main floor living room, combined with a dramatic upper-level family room, a lower-level recreation room, as well as the three-car garage bay currently utilized as a gym, all extend the home's versatility.

Space that adapts beautifully to the way you live.





OUTDOOR LIVING

Outdoor living is at the heart of Terra Bella Estate, with expansive balconies, a wraparound covered veranda, multiple terraces, a resort-style pool and spa, and a spring-fed pond with its own island—all framed by mature trees, manicured grounds, and unforgettable Kansas sunsets.



SCHEDULE A PRIVATE TOUR



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