



Frequently Asked Questions

1. What size of house is required?

Minimum Building Sizes

- Ranch Home: 2,000 Finished Square Feet on Main Floor
- Reverse 1.5 Story: 2,000 Finished Square Feet on Main Floor
- 1.5 Story Home: 2,800 Above Grade Square Feet, 1,800 on Main Floor
- Two Story Home: 3,000 Above Grade Square Feet, 1,400 on main floor
- The main residence must be at least 85' in width.
- There must be a minimum of 3 car garage attached to the main residence.

2. Are outbuildings allowed in Bella Terra?

Yes, outbuildings such as detached garages, shops, pool houses and accessory units are allowed but required to match the architecture, materials, roof and color scheme of the main house. All improvements to be made on any lot will need to be approved by the Design Review Committee.

3. Is there high speed internet available?

Yes, AT&T and Connexon both offer fiber optic broadband high speed internet to the residents of Bella Terra.

4. What heating and cooling options do we have in Bella Terra?
Unlike most acreage lots Bella Terra is a dual fuel community. Giving residents access to electric and natural gas options for that additional peace of mind when it comes to heating your home, pools, spas, fireplaces, gas cooktops, outdoor grills, etc.
5. Can we put in an in-ground pool, spa or hot tub?
Absolutely, in-ground pools, spas and hot tubs are allowed in Bella Terra. You will need to receive approval from the Design Review Committee but Bella Terra was made for creating that outdoor escape you and your family will be making memories in for years to come.
6. Can we build a pool house?
Yes! A pool house for entertaining? Equipped with gym or yoga area? Message room? An office or guest quarters? We love to see our residents dreams take shape! All plans and material will need to be submitted to our Design Review Committee.
7. Is it possible to build an accessory dwelling unit (ADU), mother-in-law suite, coach house or carriage house?
Yes, we are passionate about friends and family but we also know family and guests need space. Bella Terra was created out of understanding good hospitality and having the freedom to create the perfect space that represents your family's lifestyle.
8. What type of fencing is allowed?
Approved fence materials include black metal picket, black metal 3 rail, or black metal pipe fence (aluminum or higher grade). All fencing plans will need to receive approval from the Design Review Committee.
9. Will the Homes in Bella Terra be on sewer or personal septic systems?
Each residence shall have its own approved septic system, ensuring a responsive and tailored approach to your property's unique environmental needs. This self-sufficient system not only underscores a commitment to sustainable living but also provides a dynamic and cost-effective solution, avoiding the higher costs associated with public sewer services.
10. Who are the utility providers for Bella Terra?
 - a. Electric: Osage Valley Electric Cooperative
 - b. Natural Gas: Spire Gas Energy
 - c. Water: Cass County Public Water Supply District #6
 - d. Internet: Broadband Fiber Optic Cable through AT&T or Connexon

11. What are the yearly HOA dues for Bella Terra

The Homeowners Association dues are \$2,000 annually per lot and includes maintenance of common areas, snow removal of the community streets and trash service.

12. What school district is Bella Terra in?

Bella Terra is in the highly rated Raymore-Peculiar school district known for its attentiveness to diverse academic student needs. Its discerning approach to education, blending traditional values with innovative learning methods. And sports programs which dynamically engage with a diverse array of sports, fostering a confident and discerning environment that champions both personal growth and team success.

- Raymore-Peculiar High School: 9th Grade to 12th Grade
- Ray Pec South Middle School: 6th Grade to 8th Grade
- Bridle Ridge Elementary School: Kindergarten to 5th Grade

13. Can I bring an outside builder in?

Bella Terra is open for potential buyers to bring their own builder in and we want you to build with a builder you have confidence in and a good connection with. We are also happy to provide you with builder recommendations based on what you are looking to accomplish. All builders along with the plans and specifications of each residence will need to be submitted to the Bella Terra Design Review Committee.

14. Are residents allowed to have horses in Bella Terra?

Any residence within Bella Terra is allowed to have 2 horses per 3 acres of ground.

Bella Terra is Exclusively Marketed By:

ENGEL & VÖLKERS®

Nita Criswell
816.916.9043

Angie Ripley
816.665.4228

Engel & Völkers Kansas City
5255 W 116th place
Leawood, KS 66211
Office: 913.900.0001