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A Living and Shopping Guide for Renters

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Stonewood Apartments – the revived version

By Christi L. Gipson

Apartment Weekly Editor

[Back](#)



A drive along Blue Ridge Boulevard to 85th Terrace used to give one a clear view of a boarded-up, fenced-off apartment complex which was an eyesore in the community. What passers-by now see is a newly renovated, freshly painted apartment community with residents. Stonewood, which was formerly Redwood Hills Apartments, was purchased by Kohner Properties, Inc., last August for \$610,000 at the Jackson County Courthouse.

Renovation costs, which were about \$1 million, included new entry doors, roofs, gutters, all new interior painting, new kitchen cabinets, countertops, sinks, and appliances, new vanities, mirrors, miniblinds, carpeting, vinyl and interior lighting. Other work included repaving the parking lot, new signs, resurfaced pool and new pool furniture, a refurbished leasing office and exterior painting. Before the purchase, the property had been boarded up for two years and was surrounded by a 10-foot fence with barbed wire.

Revitalizing apartments is nothing new for Kohner, which has three other apartment communities that they've revived in the Kansas City area and another they manage. "We typically find distressed apartments and reposition them," Kohner president Jon Pyzyk said. "We rejuvenate them – bring them back to life."

Other Kohner properties in the Kansas City area are Armour Tower and Oak Hill Manor in Kansas City and Westwood Apartments in Kansas City, Kan. Kohner is also the management company for Quality Heights Apartments.

Stonewood staff members are accepting leases. They have a total of 86 apartment units. The apartments were officially opened six months ago when the renovation was on-going, Pyzyk said. One apartment was converted for use as a maintenance shop. Covered parking and a swimming pool are amenities offered.

One-,two- and three bedroom apartments range in size from 700 to 1,017 square feet and rent between \$375 and \$535. The apartments are not income restricted and no subsidies, including Section 8, are accepted, Pyzyk said.

Resident Steve Kerens, who moved in November 1996, is one of the community's long-standing residents. Kerens said he enjoys living in his three-bedroom apartment because of the size, 1,017 square feet, and the new kitchen. He uses two of his bedrooms as a guest bedroom for his children and an office.

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Stonewood Apartments, formerly Redwood Hills Apartments, has a new look inside and out.



The old Redwood Hills Apartments were vacant when Kohner Properties purchased them last year.

Photo courtesy of Kohner Properties, Inc.



“It’s a nice-sized unit and it certainly serves my purposes,” Kerens said. Kerens formerly lived in a house in St. Louis before moving to Kansas City to work. Many of the new residents are from out-of-state, said manager Christina Cross, and most of them are interested in the new aspects of the apartments.

Other features in the apartments include walk-in closets, storage space, balconies and patios. The layouts of the apartments at Stonewood made the complex a good choice for Kohner. “They (the layouts) give us an opportunity to provide a very modern floor plan at a low price compared to new construction,” Pyzyk said. Future work will involve additional landscaping around the buildings.



Stonewood offers one-, two- and three-bedroom apartments ranging from 700 to 1,017 square feet.

Photos by Frank Farmwald / The Star

