



THE RESIDENCE

3 Bedrooms · 2 Baths · Sleeps 6

A designed boutique home in historic Rosedale — private, quiet, and minutes from everywhere your group needs to be. No shared walls with other guests, no front desk, no splitting the party across floors.

1,180 sq ft across three floors. Garage, laundry, and fitness studio at the entry level; kitchen, living, and primary suite on the second floor; two bedrooms and full bath on the third. Stairs between all levels.

WHAT'S HERE

- Full chef's kitchen — cook, don't eat out for a week
- Garage parking plus driveway
- 1 Gig fiber — 999 Mbps up and down
- Peloton studio and dedicated yoga room
- Projector screen and Apple TV throughout
- Two outdoor sitting areas
- In-unit laundry
- Self check-in, monitored security

WHY THE HOUSE

Six guests in three or four hotel rooms means separate bills, separate floors, and nowhere to gather. Here it's one booking, one kitchen, one living room — usually for less than the rooms would have cost.

MINUTES FROM

KU Medical Center	5 min
Country Club Plaza	8 min
Downtown & Crossroads	10 min
T-Mobile Center	11 min
Children's Mercy Park	13 min
Kansas Speedway & Legends	15 min
GEHA Field at Arrowhead	18 min
KCI Airport	30 min

Drive times approximate and vary with traffic and event days.

BOOKING

Nightly rates	Quoted by date
Maximum occupancy	6 guests
Pets	Welcome — \$300 per stay
Extended stays 30+ nights	From \$4,200/mo

Rates move with season and demand, so we quote by date rather than publish a fixed nightly figure. Event weekends and holidays book early. Ask about holds for room blocks and multi-week bookings.

GROUP & EVENT ORGANIZERS

Happy to hold dates for wedding parties, travel teams, trial teams, and production crews. Direct billing and invoicing available for organizations.

Eaton Street Holdings LLC dba Linea Stays

Licensed and permitted through the Unified Government of Wyandotte County
Special Use Permit SP2026-042 · Rental license on file

GUEST FAVORITE

5.0 · Airbnb