

123 HALLBROOK

Leawood

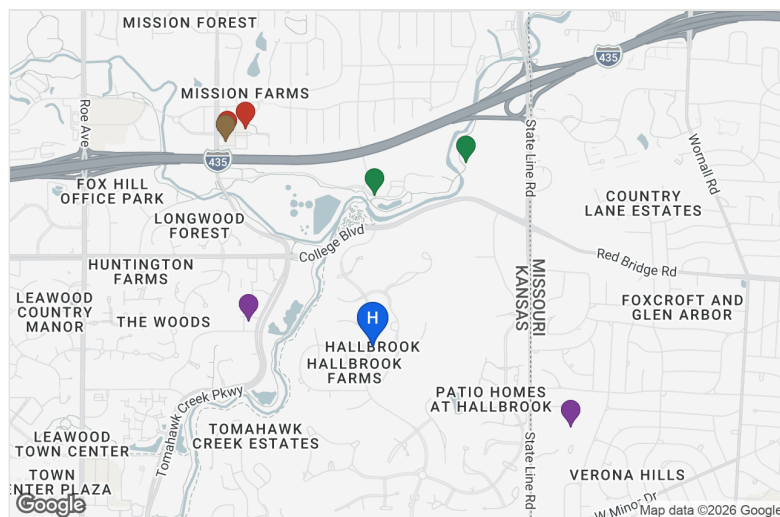
THE HOME

123 Hallbrook sits in Leawood, a car-dependent city where daily errands require planning and parking. The commute times reflect the property's location: approximately twenty-seven hours by car to San Francisco International Airport, and fifty hours via transit. This distance from the Bay Area means the home serves buyers whose lives center elsewhere, or who value the specific civic and school infrastructure this region provides. Without listing detail on bedrooms, square footage, or architectural features, the property's physical story remains to be told in person.

THE NEIGHBORHOOD

Leawood operates at a suburban scale, with a Walk Score of 1. Residents drive to Rye Leawood, Paros Estiatorio, or The Lemon Cake Bakery. Leawood City Park and Leawood Dog Park anchor recreation. Public schools within two and a half miles include Brookwood Elementary (rated 9 out of 10 by GreatSchools), Leawood Middle School (8 out of 10), and Blue Valley North High School (9 out of 10). The city's planning assumes vehicle ownership; transit and bike infrastructure are effectively absent. The area offers a familiar American suburb: single-purpose zoning, park access, and a school network that draws attention from families.

THE NEIGHBORHOOD MAP



GETTING AROUND

Downtown San Francisco

27 hr 5 min drive · 1,823 mi 50 hr 9 min transit

Stanford University

27 hr 34 min drive · 1,857 mi 51 hr 16 min transit

Downtown San Jose

27 hr 28 min drive · 1,857 mi 48 hr 52 min transit

San Francisco International Airport

27 hr 14 min drive · 1,834 mi 50 hr 33 min transit

Drive times reflect typical traffic at generation; transit via public schedules. Source: Google Maps.

WORTH KNOWING

- Public schools within a three-mile radius carry GreatSchools ratings between 7 and 9 out of 10, with Brookwood Elementary and Blue Valley North High School both rated 9.
- The Walk Score of 1 confirms full car dependency — expect to drive for groceries, dining, and errands; transit and bike scores are not recorded.
- Commute times to Bay Area landmarks exceed twenty-four hours, reflecting the home's location in the Kansas City metropolitan area, not the San Francisco region The Oldham Group typically serves.

SCHOOLS

7 / 10

Leawood Elementary School
Public · Grades K-5 · 1.1 mi · Above average

8 / 10

Leawood Middle School
Public · Grades 6-8 · 1.0 mi · Above average

9 / 10

Blue Valley North High School
Public · Grades 9-12 & Ungraded · 2.5 mi · Above average

Ratings are GreatSchools Summary Ratings on a 1–10 scale, based on test scores, student progress, and college readiness — 8–10 is above average, 5–7 average, 1–4 below average. Schools shown are the closest rated options within five miles. Attendance boundaries change; always verify enrollment eligibility directly with the school district.

NEARBY

CAFÉS	The Lemon Cake Bakery
DINING	Rye Leawood, Tavern at Mission Farms, 11471 Metcalf, Overland Park
PARKS	Leawood City Park, Leawoof Dog Park, Foxhill South Park

1

WALK SCORE®
Car-Dependent

Walk Score® rates an address from 0–100 by how easily everyday errands — groceries, coffee, dining, school pickup — can be done on foot. 50+ means some errands can be walked, 70+ means most can, and 90+ is a rare walker's paradise. Transit and Bike scores read the same way for public transportation and cycling.

ABOUT JENNIFER



Jennifer Siem-Oldham

CO-FOUNDER & TEAM PRINCIPAL · DRE
#01325650

Jennifer is a high-performing real estate professional, who is not only an experienced real estate agent and loan officer, and but also a skilled negotiator and a real estate paralegal. What sets Jennifer apart is her ability to listen to her clients' needs and use her in-depth knowledge of the real estate market to negotiate the best deal to exceed the clients' expectations. With more than two decades of experience working for residential real estate, title, escrow, and specializing in high net worth clients. Jennifer knows exactly what it takes to buy or sell a home. This is one of the reasons why she has been an award-winning agent since 2000. When working with clients, Jennifer first learns about what the client wants, then clearly explains the process, sets goals, and works hard to accomplish the best result.

Jennifer has built the team on three simple principles: 1. Be Kind, 2. Be Professional, 3. Be an Expert. Jennifer ensures each one of the Oldham Group Team members exemplifies this mantra without exception.

Jennifer started in real estate 20 plus years ago in the Bay Area, and never quit. She loves seeing great families find the right home, and wonderful agents expand their real estate acumen and experience. An adrenaline junkie, Jennifer has sought out and excelled at every possible extreme sport, from racing dirt bikes to competitive boxing, ice skating to skydiving, she has done it all. Her motto "Don't eff it up!" pretty much sums up Jenn's leadership style. Funny and full of love, this bad ass hugger makes long lasting connections with her clients and team members alike.

THE OLDHAM GROUP AT COMPASS

The Oldham Group is one of the Bay Area's top-ranked real estate teams, with 50+ agents and over \$403 million in annual sales across San Francisco, Silicon Valley, the Peninsula, Marin, Monterey, and beyond. As part of Compass, the team combines deep local expertise with the resources of one of the nation's leading brokerages — powerful technology, innovative marketing, and a nationwide network — so every client benefits from the collective knowledge and support of an entire team working toward one goal: your success.



Jennifer Siem-Oldham

Co-Founder & Team Principal

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Not an appraisal or opinion of value. Neighborhood data from Google Places.

Walkability from Walk Score. Narratives by AI; reviewed for accuracy. © 2026 The

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