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MLS#: 312836 m **VT:**
Status: Active
Type: Single Family OnSite Blt
Address: 1014 SUMAC
 ANDOVER, KS 67002
County: Butler
Area: B50
Subdivision: CAYWOOD
Asking Price: \$147,500
Class: Residential
Elem. School: Martin
Middle School: Andover
High School: Andover
\$/TFLA-AGLA: \$73-\$117
Lot Size/SQFT: 8830
Appraisal?:

AG Bedrooms: 3
Total Bedrooms: 4
AG Full/Half Baths: 2/0
Total Baths: 3
AGLA: 1,301
BFA: 700
TFLA/Source: 2,001/Court House
Garage: Two Car
Original Price: \$152,500
Levels: One Story
Basement: Yes - Finished
Approx. Age: 5 or Less
Year Built: 2005
Acreage Range: City Lot
Acreage:
Auction?: N

General Info

Level	Room Type	Dimnsns	Floor	Internet Display:	Y	Address Display:	Y
M	Master BR	14x12.5	Carpet	Comment Display:	Y	Valuation Display:	Y
M	Dining	10.75x9.5	Vinyl	Other Rooms:	Storage		
M	Living Room	15.5x14.5	Carpet	Legal:	Lot 5, Block 1, minus the East 3 feet, Caywood Addition, Phase 2		
M	Kitchen	10.5x9.75	Vinyl	Directions:	East of 159th on 21st to Lakeside, South to Sumac then West on Sumac to house.		
M	Bedroom	12.75x10.25	Carpet				
M	Bedroom	12.25x9.5	Carpet				
L	Family	24x15	Carpet				
L	Bedroom	14x12.75	Carpet				

Features

Appliances:	Dishwasher, Range/Oven	Flood Insurance:	Unknown
Basement Finish:	1 Bedroom, 1 Bath, Rec/Family Room	Roof:	Composition
Exterior Amenities:	Sprinkler System, Deck	Frontage:	Paved Frontage
Neighborhood Amenities:		Heating:	Forced Air, Gas
Interior Amenities:	Ceiling Fan(s), Closet-Walk-In, Security System, Vaulted Ceiling, Window Coverings-All	Fireplace:	
HOA Due Include:	Other/See Remarks	Dining Area:	Kitchen/Dining Combo
Architecture:	Ranch	Utilities:	Sewer, Public Water
Exterior Construction:	Frame, Frame w/Less than 50% Mas	Garage:	Attached, Opener
Lot Description:	Standard	Possession:	Negotiable
Cooling:	Central, Electric	Documents:	
Kitchen Features:	Eating Bar	Proposed Financing:	Conventional, FHA, VA
Master Bedroom:	Master Bdrm on Main Level, Master Bedroom Bath		
Laundry:	Main Floor, Separate Room		
Basement/Foundation:	Full, View Out		
Ownership:	Individual		
Warranty:	HBPP Purchased		
Property Condition Rpt:	Y		

Taxes & Financing

Assumable:	N	General Taxes:	\$2,404.88	General Tax Year:	2009
Yearly Specials:	\$1,316.93	Total Specials:	\$12,893.57	Currently Rented?:	N
Yearly HOA Dues:	\$130.00	HOA Initiation Fee:	\$100.00	Earnest Money:	S1T
HBBP Company:	COMFORT SYSTEMS			Rental Amount:	

Comments

Public Remarks: Just 5 years old and an excellent floor plan! Cathedral ceiling in main floor living areas, nice fully applanced open kitchen (refrigerator included), exceptional bedroom sizes, the Master Bedroom has his/hers sinks and a walk-in closet, separate room main floor laundry with the washer and dryer included! The bright view-out basement has a large family room with built in bookcase, beautiful bath and a very spacious bedroom with walk-in closet! The home backs to the North with a view of a mature Hedge row and includes an automatic sprinkler system! Top rated Robert Martin Elementary, Andover Middle and High School!



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Prepared by Frank Priest III of Coldwell Banker Plaza Real Estate - E Central on 10/28/2010 6:59:28 AM