

Click photo to enlarge or view multi-photos.



MLS#: 371067 m VT:
Status: Active
Type: Single Family OnSite Blt
Address: 10618 E Boston Ct
 WICHITA, KS 67207
County: Sedgwick
Area: 506
Subdivision: BALLYCLARE
Asking Price: \$218,900
Class: Residential
Elem. School: Seltzer
Middle School: Christa McAuliffe Academy K-8
High School: Southeast
\$/TFLA-AGLA: \$80-\$153
Lot Size/SQFT: 19,667
Appraisal?:
AG Bedrooms: 2
Total Bedrooms: 5
AG Full/Half Baths: 2/0
Total Baths: 4.0
Approx AGLA/Source: 1,430/Court House
Approx BFA/Source: 1,300/Court House
TFLA: 2,730
Garage: Three Car
Original Price: \$222,500
Levels: One Story
Basement: Yes - Finished
Approx. Age: 6 - 10 Years
Year Built: 2006
Acreeage Range: City Lot
Acreeage: 0.450
Auction?: N

General Info

Level	Room Type	Dimnsns	Floor	Internet Display:	Y	Address Display:	Y
M	Master BR	15'x13'8"	Carpet	Comment Display:	Y	Valuation Display:	Y
M	Dining	12'x11'	Tile	Other Rooms:			
M	Living Room	13'9x17'9"	Carpet	Legal:	LOT 21 BLOCK C CRYSTAL CREEK ADD.		
M	Kitchen	12'x12'	Tile	Directions:	East of Webb on Harry to Shiloh, North on Shiloh to Boston, right on Boston to the first left which is Boston Ct. Home is at the end of the cul-de-sac backing North.		
M	Bedroom	12'x10'	Carpet				
L	Family	20'x14'3"	Carpet				
L	Bedroom	14'8x12'	Carpet				
L	Bedroom	14'3x11'3"	Carpet				
L	Bedroom	13'4x10'7"	Carpet				

Features

Appliances:	Dishwasher, Disposal, Range/Oven	Flood Insurance:	Unknown
Basement Finish:	3 Bedrooms, Rec/Family Room, Wet Bar, Storage, 2 Baths	Roof:	Composition
Exterior Amenities:	Covered Patio, Fence-Wood, Irrigation Well, Sprinkler System, Covered Deck	Frontage:	Paved Frontage
Neighborhood Amenities:		Heating:	Forced Air, Gas
Interior Amenities:	Ceiling Fan(s), Closet-Walk-In, Wet Bar, Window Coverings-All	Fireplace:	
HOA Due Include:	Gen. Upkeep for Commons Areas	Dining Area:	Eating Bar, Kitchen/Dining Combo
Architecture:	Ranch	Utilities:	Sewer, Natural Gas, Public Water
Exterior Construction:	Frame w/Less than 50% Mas	Garage:	Attached, Opener
Lot Description:	Cul-de-Sac, Irregular	Possession:	At Closing
Cooling:	Central, Electric	Documents:	Documents Online
Kitchen Features:	Desk, Eating Bar, Pantry	Proposed Financing:	Conventional, FHA, VA
Master Bedroom:	Master Bdrm on Main Level, Split Bedroom Plan, Sep. Tub/Shower/Mstr Bdrm		
Laundry:	Main Floor, 220-Electric		
Basement/Foundation:	Full, Walk Out Basement		
Ownership:	Individual		
Warranty:	No Warranty Provided		
Property Condition Rpt:	Y		

Taxes & Financing

Assumable:	N	General Taxes:	\$2,966.08	General Tax Year:	2013
Yearly Specials:	\$1,558.99	Total Specials:	\$10,617.95	Currently Rented?	N
Yearly HOA Dues:	\$500.00	HOA Initiation Fee:	\$150.00	Earnest Money:	\$1T
HBBP Company:				Rental Amount:	

Comments

Public Remarks: A fabulous ranch on the most spectacularly landscaped lot you've ever seen! This home is well located on the back of a cul-de-sac on a .45 acre lot with sprinklers and an irrigation well! Truly a gardeners dream come true, just look at the virtual tour! The beautiful main floor offers BRAND NEW CARPET, a spacious formal living room, an excellent kitchen with loads of cabinets and a walk-in pantry, an ample dining area and main floor laundry. The home was built by Bob Cook so you know the trim work is exceptional! There are two roomy bedrooms on the main floor including the master with on-suite bath with his & hers closets and separate tub and shower. The FULLY finished basement offers a family room with wet bar, THREE additional bedrooms and TWO additional baths. One of the three bedrooms features an on-suite bath and walk-in closet. I'm going to save my typing fingers regarding the landscaped yard and direct you right to the virtual tour. Trust me, the photos don't do it justice! Run, don't walk to this very special offering!

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