

07/25/2015

Residential Customer Multi-Photo

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MLS #	507417	AG Bedrooms	3
Status	Active	Total Bedrooms	3.00
Type	Single Family OnSite Blt	AG Full/Half Bath	2 / 0
Address	1106 N Lawrence Ct. Wichita, KS 67206	Total Baths	2.00
County	Sedgwick	Approx AGLA/Src	1632 / Court House
Area	413	Approx BFA/Src	528.00 / Court House
Subdivision	PINE VALLEY ESTATES	TFLA	2,160
Asking Price	\$154,900	Garage Size	2
Class	Residential	Original Price	\$154,900
Elem School	Price-Harris	Levels	One Story
Middle School	Coleman	Basement	Yes - Finished
High School	Southeast	Approximate Age	51 - 80 Years
Lot Size/SqFt	9976	Year Built	1960
Sale/Rent/Auctio	For Sale	Acreage Range	City Lot
		Number of Acres	0.23

General Info

Level	Room Type	Dimensions	Floor
M	Master Bedroom	14'7x12'	Wood
M	Living Room	25'9x13'6	Wood
M	Kitchen	12'x8'4	Wood
M	Family Room	14'x12'	Wood
M	Dining Room	10'4x9'9	Wood
M	Bedroom	12'3x12'	Wood
M	Bedroom	12'3x10'3	Wood
B	Rec. Room	23'9x21'9	Carpet
M	Garage Space 1	21'Dx22'W	Concre

Virtual Tour	Virtual Tour		
Parcel ID	20173-114-18-0-21-02-014.00		
Display on Public Website	Yes	Display Address	Yes
VOW: Allow 3rd Party Comm	Yes	VOW: Allow AVM	Yes
Legal	Lot 13, Block 1, 5th Addition to Pine Valley Estates		
Directions	East of Woodlawn on 13th to Lawrence Lane, then South one block to Lawrence Ct.		

Features

Cumulative DOM 3
APPLIANCES Dishwasher, Disposal, Microwave, Range/Oven
BASEMENT FINISH Bsmt Rec/Family Room
INTERIOR AMENITIES Fireplace Doors/Screens, Hardwood Floors, Humidifier, Window Coverings-All

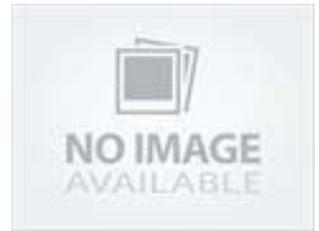
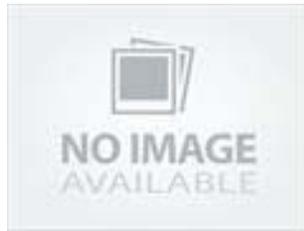
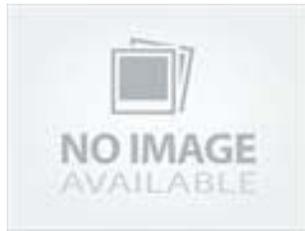
ARCHITECTURE Ranch	FLOOD INSURANCE Unknown
EXTERIOR CONSTRUCTION Frame w/Less than 50% Mas	ROOF Composition
LOT DESCRIPTION Cul-de-Sac	FRONTAGE Paved Frontage
COOLING Central, Electric	HEATING Forced Air, Gas
KITCHEN FEATURES Eating Bar, Electric Hookup	FIREPLACE One, Family Room
MASTER BEDROOM Master Bdrom on Main Level, Shower/Master Bedroom	DINING AREA Eating Bar, Formal
LAUNDRY Main Floor	UTILITIES Sewer, Natural Gas, Public Water
BASEMENT / FOUNDATION Full, Std Bsmt Window no-egress	GARAGE Attached, Opener
OWNERSHIP Individual	POSSESSION At Closing
WARRANTY Home Warranty Purchased	PROPOSED FINANCING Conventional, FHA, VA
PROPERTY CONDITION REPORT Yes	

Taxes & Financing

Yearly Specials	\$6.48	General Property Taxes	\$1,680.31	General Tax Year	2014
Yearly HOA Dues		Total Specials	\$6.48	Currently Rented Y/N	No
Home Warranty Purchased	yes	HOA Initiation Fee		Earnest \$ Deposited With Rental Amount	\$1T

Comments

A great 3BR, 2BA ranch in an awesome location at an affordable price is the hardest thing to find! This wonderful home has had quite a bit of updating in the last couple of years! New Trane Heating and Air in 2014, newly refinished hardwood floors in 2014, two new exterior doors, newer garage doors, exterior paint in 2013 or 14, newly repainted walls and much more! Check out the room sizes, surprisingly spacious for this square footage! The location is exceptional as it is closer to Rock Rd than Woodlawn and just 1 block South of 13th. Don't wait to see this one! Property cannot close until September 16th or after.



For More Information Contact:

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