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**MLS #** [509672](#)  
**Status** Active  
**Type** Single Family OnSite Bt  
**Address** 11804 E Killarney  
 Wichita, KS 67206  
**County** Sedgwick  
**Area** 437  
**Subdivision** PRESTON TRAILS  
**Asking Price** \$233,900  
**Class** Residential  
**Elem School** Minneha  
**Middle School** Coleman  
**High School** Southeast  
**Lot Size/SqFt** 14,274  
**Sale/Rent/Aucti...** For Sale

**AG Bedrooms** 3  
**Total Bedrooms** 4.00  
**AG Full/Half Bath** 2 / 0  
**Total Baths** 3.00  
**Approx AGLA/Src** 1540 / Court House  
**Approx BFA/Src** 925.00 / Measured  
**TFLA** 2,465  
**Garage Size** 2  
**Original Price** \$233,900  
**Levels** One Story  
**Basement** Yes - Finished  
**Approximate Age** 11 - 20 Years  
**Year Built** 2001  
**Acreage Range** City Lot  
**Number of Acres** 0.33

**General Info**

Level	Room Type	Dimensions	Floor
M	Master Bedroom	16'x13'	Carpet
M	Living Room	17'3x14'8	Con...
M	Kitchen	16'x11'3	Wood
M	Dining Room	10'6x9	Wood
M	Bedroom	11'9x11'3	Carpet
M	Bedroom	11'8x11'	Carpet
L	Rec. Room	20'x18'	Carpet
L	Family Room	20'x14'3	Carpet

**Virtual Tour** [Virtual Tour](#)

**Parcel ID** 20173-115-15-0-31-01-001.00

**Display on Public Website** Yes **Display Address** Yes  
**VOW: Allow 3rd Party Comm** Yes **VOW: Allow AVM** Yes

**AG OTHER ROOMS** Storage

**Legal** LOT 1 BLOCK 4 BALTHROP ADD.

**Directions** Just east of Greenwich on Central, turn north into Preston Trails on Bristol Street, follow Bristol to the pool then go right (east) on Tipperary, across the lake to Bedford then left on Bedford, go three blocks to Killarney, the home is on the corner of

**Features**

**Cumulative DOM** 1

**APPLIANCES** Dishwasher, Disposal, Microwave

**BASEMENT FINISH** 1 Bedroom, 1 Bath, Bsmt Rec/Family Room, Game Room, Bsmt Wet Bar, Bsmt Storage

**EXTERIOR AMENITIES** Covered Deck, Guttering, Sidewalks, Sprinkler System

**NEIGHBORHOOD AMENITIES** Jogging Path, Lake/Pond, Playground, Swimming Pool

**INTERIOR AMENITIES** Ceiling Fan(s), Closet-Walk-In, Hardwood Floors, Humidifier, Vaulted Ceiling, Wet Bar, Whirlpool

**HOA DUES INCLUDE** Gen. Upkeep for Common Ar

**ARCHITECTURE** Ranch

**EXTERIOR CONSTRUCTION** Frame w/Less than 50% Mas

**LOT DESCRIPTION** Corner

**COOLING** Central

**KITCHEN FEATURES** Eating Bar, Electric Hookup

**MASTER BEDROOM** Master Bdrm on Main Level, Sep. Tub/Shower/Mstr Bdrm, Two Sinks

**LAUNDRY** Main Floor

**BASEMENT / FOUNDATION** View Out

**OWNERSHIP** Individual

**WARRANTY** No Warranty Provided

**FLOOD INSURANCE** Unknown

**ROOF** Composition

**FRONTAGE** Paved Frontage

**HEATING** Forced Air, Gas

**FIREPLACE** Two, Living Room, Family Room, Gas, Woodburning

**DINING AREA** Kitchen/Dining Combo

**UTILITIES** Sewer, Natural Gas, Public Water

**GARAGE** Attached, Opener

**POSSESSION** At Closing

**PROPOSED FINANCING** Conventional, FHA, VA

**Taxes & Financing**

<b>Assumable Y/N</b>	No	<b>General Property Taxes</b>	\$2,285.15	<b>General Tax Year</b>	2014
<b>Yearly Specials</b>	\$1,228.86	<b>Total Specials</b>	\$2,010.48	<b>Currently Rented Y/N</b>	No
<b>Yearly HOA Dues</b>	\$300.00	<b>HOA Initiation Fee</b>	\$0.00	<b>Earnest \$ Deposited With</b>	S1T
<b>Home Warranty Purchased</b>	no			<b>Rental Amount</b>	

**Comments**

Located in sought after Preston Trails, this 4 bedroom, 3 bath ranch exhibits pride of ownership like no other! Curb Appeal? This home is the definition of curb appeal! The foyer had a great "Drop Zone" that is so handy, the living room offers a cathedral ceiling and a "wood burning" fireplace with neat wood storage in the cabinet right beside it! The kitchen is beautiful with Stainless appliances and newly refinished hardwood floor plus a breakfast bar that seats 4! The master is spacious and boasts a coffered ceiling and an on-suite bath with corner whirlpool tub and separate shower plus separated vanities. The lower level is very inviting with a fantastic wet bar, game room, family room with a slick built-in that is designed for a BIG flat screen, a stone faced fireplace and more! The 4th bedroom is in the basement along with the 3rd full bath. New Heating and Air, New carpet throughout, and meticulously maintained overall! The exterior of this home is unbelievable with stunning walk ways, a two tiered deck, lush landscaping and incredible landscape lighting by the owner and he is a professional! Head right to the pictures (which don't do the home justice), better yet, schedule an appointment and get over there before it is gone!

How Sold  
Net Sold Price \$0  
Sale Price

Pending Date  
Closing Date

Includes Lot Y/N  
Previously Listed Y/N  
Short Sale Y/N



**For More Information Contact:**

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