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MLS#: 344220 m VT: Y
Status: Active
Type: Single Family OnSite Blt
Address: 1209 N BRACKEN CT
 WICHITA, KS 67206
County: Sedgwick
Area: 437
Subdivision: WHITE TAIL
Asking Price: \$367,500
Class: Residential
Elem. School: Wheatland
Middle School: Andover
High School: Andover
\$/TFLA-AGLA: \$89-\$173
Lot Size/SQFT: 17558
Appraisal?:

AG Bedrooms: 3
Total Bedrooms: 5
AG Full/Half Baths: 2/0
Total Baths: 3
Approx AGLA/Source: 2,122/Court House
Approx BFA/Source: 2,000/Measured
TFLA: 4,122
Garage: Three Car
Original Price: \$367,500
Levels: One Story
Basement: Yes - Finished
Approx. Age: 11 - 20 Years
Year Built: 1998
Acreege Range: City Lot
Acreege:
Auction?: N

General Info

Level	Room Type	Dimnsns	Floor	Internet Display:	Y	Address Display:	Y
M	Master BR	15'X15'	Carpet	Comment Display:	Y	Valuation Display:	Y
M	Dining	12'6X11'4	Wood	Other Rooms:	Family Room-Main Level, Hearth Room, Theater		
M	Living Room	16'9X14	Wood	Legal:	LOT 89 BLOCK 4 WHITE TAIL ADD.		
M	Kitchen	16'4X11'4	Wood	Directions:	East of K96 on 13th to White Tail, South (right) on White Tail to Bracken, right in Bracken and follow the curvy road to the second Bracken Ct. on your right.		
M	Family	17'X16'4	Wood				
M	Laundry	12'4X5'8	Tile				
M	Bedroom	11'8X11'6	Carpet				
M	Bedroom	12'X11'9	Carpet				
L	Family	33'8X32'Lshape	Carpet				
L	Theater	18'6x11'4	Carpet				
L	Bedroom	13'8x11'9	Carpet				
L	Bedroom	12'9x11'8	Carpet				

Features

Appliances:	Dishwasher, Disposal, Microwave, Range/Oven	Flood Insurance:	Unknown
Basement Finish:	2 Bedroom, 1 Bath, Rec/Family Room, Wet Bar, Other/See Remarks	Roof:	Composition
Exterior Amenities:	Fence-Wrought Iron/Alum, Sprinkler System, Tennis/Sports Court(s)	Frontage:	Paved Frontage
Neighborhood Amenities:	Jogging Path, Playground, Swimming Pool	Heating:	Forced Air, Gas
Interior Amenities:	Ceiling Fan(s), Closet-Walk-In, Hardwood Floors, Whirlpool, Window Coverings-All	Fireplace:	Two, Family Room, Rec Room/Den
HOA Due Include:	Other/See Remarks	Dining Area:	Eating Bar, Eating Space in Kitchen, Formal
Architecture:	Ranch	Utilities:	Sewer, Natural Gas, Public Water
Exterior Construction:	Frame w/Less than 50% Mas	Garage:	Attached, Opener, Oversized
Lot Description:	Cul-de-Sac, Irregular, Wooded	Possession:	At Closing
Cooling:	Central, Electric	Documents:	
Kitchen Features:	Eating Bar, Island, Pantry	Proposed Financing:	Conventional, FHA, VA
Master Bedroom:	Master Bdrm on Main Level, Sep. Tub/Shower/Mstr Bdrm		
Laundry:	Main Floor, Separate Room, 220-Electric		
Basement/Foundation:	Day Light		
Ownership:	Individual		
Warranty:	No Warranty Provided		
Property Condition Rpt:	Y		

Taxes & Financing

Assumable:	N	General Taxes:	\$4,692.04	General Tax Year:	2011
Yearly Specials:	\$5.70	Total Specials:	\$0.00	Currently Rented?:	N
Yearly HOA Dues:	\$480.00	HOA Initiation Fee:	\$0.00	Earnest Money:	\$1T
HBBP Company:	COMFORT SYSTEMS			Rental Amount:	

Comments

Public Remarks: One of the nicest homes in White Tail, located on a very large and private cul-de-sac lot! To say this home is recently remodeled would be an understatement! Upon purchase, the work began and it has been going on ever since! Because "a photo is worth a thousand words", take the large photo tour, but I'll throw a few hundred in for good measure! New hardwood flooring throughout the main floor living areas, new wall paint everywhere, new Faux finishes galore, new heavy iron ballusters, new tile and Granite in the kitchen, bar, and all baths, new appliances, new plumbing and lighting fixtures, new hardware, entirely new Home Theater room, new basketball court, new architectural composition roof, and the new, new, new goes on... This spectacular home is located on a quiet cul-de-sac and the privacy this very special lot offers can only be experienced "in person" standing on the deck! Enjoy Andover's finest schools and the convenience of the bus picking up just a hundred feet away at the mouth of the cul-de-sac! If you are considering new, consider this home also, with over 4,000 Sq. Ft. finished, this home is the one you have been searching for!

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Prepared by Frank Priest III of Coldwell Banker Plaza Real Estate - E Central on 10/21/2012 8:16:56 PM

