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**MLS#:** 349516 m VT: N   
**Status:** Active  
**Type:** Single Family OnSite Blt  
**Address:** 125 S Putter  
 ANDOVER, KS 67002  
**County:** Butler  
**Area:** B52  
**Subdivision:** GREEN VALLEY  
**Asking Price:** \$249,900  
**Class:** Residential  
**Elem. School:** Sunflower  
**Middle School:** Andover Central  
**High School:** Andover Central  
**\$/TFLA-AGLA:** \$88-\$129  
**Lot Size/SQFT:** 000  
**Appraisal?:**  
**AG Bedrooms:** 3  
**Total Bedrooms:** 4  
**AG Full/Half Baths:** 2/1  
**Total Baths:** 3.5  
**Approx AGLA/Source:** 1,937/Builder Plans  
**Approx BFA/Source:** 900/Measured  
**TFLA:** 2,837  
**Garage:** Three Car  
**Original Price:** \$249,900  
**Levels:** 1 - 1/2 Story  
**Basement:** Yes - Finished  
**Approx. Age:** 11 - 20 Years  
**Year Built:** 2001  
**Acresage Range:** City Lot  
**Acresage:**  
**Auction?:** N

### General Info

Level	Room Type	Dimnsns	Floor
M	Master BR	14'X13'	Carpet
M	Dining	13'6"X12'3"	Carpet
M	Living Room	15'X15'	Carpet
M	Kitchen	12'8"X12'	Wood
U	Bedroom	17'X11'3"	Carpet
U	Bedroom	12'X12'	Carpet
L	Family	32'8"X17'6"	Carpet
L	Bedroom	13'X11'6"	Carpet

**Internet Display:** Y  
**Comment Display:** Y  
**Other Rooms:** Foyer, Storage  
**Legal:** LOT 22, BLOCK 6, GREEN VALLEY GREENS 8TH ADDITION  
**Directions:** TAKE KELLOGG EAST OF 159TH TO ONE WOOD, NORTH ON ONE WOOD TO PUTTER, WEST ON PUTTER FOLLOWING THE CURVE TO THE NORTH TO HOUSE ON YOUR LEFT  
**Address Display:** Y  
**Valuation Display:** Y

### Features

<b>Appliances:</b>	Dishwasher, Disposal, Microwave, Range/Oven	<b>Flood Insurance:</b>	Unknown
<b>Basement Finish:</b>	1 Bedroom, 1 Bath, Rec/Family Room, Storage	<b>Roof:</b>	Composition, Other/See Remarks
<b>Exterior Amenities:</b>	Patio, Fence-Wrought Iron/Alum, Guttering, Irrigation Well, Sprinkler System, Deck	<b>Frontage:</b>	
<b>Neighborhood Amenities:</b>	Golf Course, Greenbelt, Playground, Swimming Pool	<b>Heating:</b>	Forced Air, Gas
<b>Interior Amenities:</b>	Ceiling Fan(s), Closet-Walk-In, Hardwood Floors, Vaulted Ceiling, Wired for Surround Sound	<b>Fireplace:</b>	One
<b>HOA Due Include:</b>	Other/See Remarks	<b>Dining Area:</b>	Eating Space in Kitchen, Formal
<b>Architecture:</b>	Traditional	<b>Utilities:</b>	Sewer, Natural Gas, Public Water
<b>Exterior Construction:</b>	Frame w/Less than 50% Mas	<b>Garage:</b>	Attached, Opener
<b>Lot Description:</b>	Golf Course, Wooded	<b>Possession:</b>	At Closing
<b>Cooling:</b>	Central, Electric	<b>Documents:</b>	Sellers Prop. Disclosure, Other See Remarks
<b>Kitchen Features:</b>	Island, Electric Hookup	<b>Proposed Financing:</b>	Conventional, FHA, VA
<b>Master Bedroom:</b>	Master Bdrm on Sep. Floor, Master Bdrm on Main Level, Sep. Tub/Shower/Mstr Bdrm		
<b>Laundry:</b>	Main Floor, Separate Room		
<b>Basement/Foundation:</b>	Full, Walk Out Basement		
<b>Ownership:</b>	Individual, RELO Individual		
<b>Warranty:</b>	HBPP Purchased		
<b>Property Condition Rpt:</b>	Y		

### Taxes & Financing

<b>Assumable:</b>	N	<b>General Taxes:</b>	\$4,032.04	<b>General Tax Year:</b>	2012
<b>Yearly Specials:</b>	\$1,413.81	<b>Total Specials:</b>	\$4,247.76	<b>Currently Rented?</b>	N
<b>Yearly HOA Dues:</b>	\$360.00	<b>HOA Initiation Fee:</b>	\$200.00	<b>Earnest Money:</b>	\$1T
<b>HBBP Company:</b>	ORHP			<b>Rental Amount:</b>	

### Comments

**Public Remarks:** THIS IS A FANTASTIC "ONE OWNER" HOME! LOCATED ON A PRIVATE LOT IN ANDOVER'S GREEN VALLEY AND OVERLOOKING CEDAR PINES GOLF COURSE! A METICULOUSLY MAINTAINED ONE AND A HALF STORY WITH MAIN FLOOR MASTER PLUS TWO LARGE GUEST BEDROOMS ON THE SECOND FLOOR. EXCEPTIONAL FEATURES INCLUDE: MAPLE TRIM AND CUSTOM MAPLE CABINETRY THROUGHOUT, UPDATED GRANITE COUNTER TOPS, A VERY BRIGHT LIVING ROOM WITH CUSTOM BUILT-INS AND SOARING 12'8" CEILING, AN EXCEPTIONAL MASTER SUITE WITH 11' VAULTED CEILING, LARGE BATH WITH OVERSIZED SOAKER TUB AND SEPARATE SHOWER, A FINISHED "FULL WALK-OUT" LOWER LEVEL AND A BRAND NEW (3/15/2013) CLASS 4 IMPACT RESISTANT ROOF WITH TRANSFERRABLE 50 YEAR WARRANTY! ADDITIONAL FEATURES: MAIN LEVEL DECK, LOWER LEVEL PATIO WITH PERGOLA, LOW E WINDOWS, HARDWIRED FOR WHOLE HOUSE AUDIO AND SURROUND SOUND IN THE LOWER LEVEL, SECURITY SYSTEM, WATER POWERED BACK-UP SUMP, IRRIGATION WELL, SPRINKLER SYSTEM, EXTENSIVE LANDSCAPING INCLUDING HUGE REAR YARD TREES AND A WROUGHT IRON FENCE! IF YOU HAVE BEEN SEARCHING FOR PRIVACY WITH NO NEIGHBORS BEHIND, THIS IS THE ONE!

MLS#: 349516

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Prepared by Frank Priest III of Coldwell Banker Plaza Real Estate - E Central on 3/16/2013 1:39:26 PM