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MLS#: 342287 m VT: Y
Status: Active
Type: Single Family OnSite Blt
Address: 13422 E Camden Chase
 WICHITA, KS 67228
County: Sedgwick
Area: 442
Subdivision: HAWTHORNE ADD
Asking Price: \$435,000
Class: Residential
Elem. School: Wheatland
Middle School: Andover
High School: Andover
\$/TFLA-AGLA: \$108-\$178
Lot Size/SQFT: 12174
Appraisal?:

AG Bedrooms: 3
Total Bedrooms: 5
AG Full/Half Baths: 3/0
Total Baths: 4
Approx AGLA/Source: 2,450/Builder Plans
Approx BFA/Source: 1,550/Builder Plans
TFLA: 4,000
Garage: Three Car
Original Price: \$448,500
Levels: One Story
Basement: Yes - Finished
Approx. Age: 6 - 10 Years
Year Built: 2006
Acresage Range: City Lot
Acresage: 0.280
Auction?: N

General Info

Level	Room Type	Dimnsns	Floor	Internet Display:	Y	Address Display:	Y
M	Master BR	18'8x14'	Carpet	Comment Display:	Y	Valuation Display:	Y
M	Dining	14'x11'	Carpet	Other Rooms:	Storage		
M	Living Room	19'8x17'3	Carpet	Legal:	LOT 22 BLOCK 4 HAWTHORNE 3RD ADD		
M	Kitchen	19'x11'	Wood	Directions:	EAST OF 127TH ON 21ST TO HAWTHORNE, NORTH ON WILLIAMSGATE TO CAMDEN CHASE THEN WEST TO HOUSE ON THE NORTH SIDE OF THE ROAD		
M	Dining	14'x8'infrml	Wood				
M	Bedroom	14'3x12'4	Carpet				
M	Bedroom	14'x13'6	Carpet				
L	Family	38'6x20'	Carpet				
L	Bedroom	15'x13'	Carpet				
L	Bedroom	16'x12'	Carpet				

Features

Appliances:	Dishwasher, Disposal, Microwave, Range/Oven	Flood Insurance:	Unknown
Basement Finish:	2 Bedroom, 1 Bath, Rec/Family Room, Wet Bar, Storage	Roof:	Composition
Exterior Amenities:	Fence-Wrought Iron/Alum, Screened Porch, Sprinkler System	Frontage:	Paved Frontage
Neighborhood Amenities:	Greenbelt, Jogging Path, Swimming Pool	Heating:	Forced Air, Gas
Interior Amenities:	Ceiling Fan(s), Closet-Walk-In, Hardwood Floors, Wet Bar, Window Coverings-All	Fireplace:	Two
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
Lot Description:	Standard	Possession:	At Closing
Cooling:	Central, Electric	Documents:	
Kitchen Features:	Eating Bar, Island, Pantry, Range Hood, Gas Hookup	Proposed Financing:	Conventional, FHA, VA
Master Bedroom:	Split Bedroom Plan, Master Bedroom Bath, Shower/Master Bedroom		
Laundry:	Main Floor		
Basement/Foundation:	Full, Walk Out Basement		
Ownership:	Individual		
Warranty:	No Warranty Provided		
Property Condition Rpt:	Y		

Taxes & Financing

Assumable:	N	General Taxes:	\$6,269.43	General Tax Year:	2012
Yearly Specials:	\$1,907.80	Total Specials:	\$18,723.44	Currently Rented?:	N
Yearly HOA Dues:	\$500.00	HOA Initiation Fee:	\$400.00	Earnest Money:	\$1T
HBBP Company:				Rental Amount:	

Comments

Public Remarks: A STUNNING 5 BEDROOM SPROUL RANCH! A VERY OPEN PLAN WITH EXCELLENT FEATURES INCLUDING: FORMAL DINING, LARGE KITCHEN EATING SPACE PLUS AN ISLAND EATING BAR, BEAUTIFUL FIREPLACES, TRIPLE CROWN MOLDINGS IN LIVING AREAS, AND EACH OF THE VERY LARGE MAIN FLOOR BEDROOMS HAS ITS OWN BATH! PLEASE NOTE THE BEDROOM SIZES, NO TINY ONES HERE! THE KITCHEN IS GREAT WITH BEAUTIFULLY CABINETRY, SOLID SURFACE COUNTER TOPS, GAS RANGE WITH STAINLESS RANGE HOOD, WALK-IN PANTRY AND A BUTLERS PANTRY ON THE WAY TO THE DINING ROOM! JUST OFF THE KITCHEN IS A LARGE SCREENED PORCH (12'X21') WITH A VIEW OF A NEARBY LAKE! THE LOWER LEVEL OFFERS A HUGE FAMILY ROOM WITH WALK BEHIND WET BAR, TWO ADDITIONAL BEDROOMS (REMEMBER, THEY ARE HUGE) AND A FULL BATH PLUS MORE THAN AMPLE STORAGE. THE UNFINISHED AREA COULD EASILY BE FINISHED IN TO A HOME THEATER WHILE STILL LEAVING PLENTY OF STORAGE. THE LANDSCAPING IS EXTENSIVE WITH LARGE TREES AND A WROUGH IRON FENCE. DON'T MISS THIS EXCEPTIONAL CHANCE TO LIVE IN THE HAWTHORNE!

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Prepared by Frank Priest III of Coldwell Banker Plaza Real Estate - E Central on 3/16/2013 2:50:19 PM