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MLS#: 305192 m VT: Y
Status: Active
Type: Single Family OnSite Blt
Address: 1506 N KRUG
 WICHITA, KS 67230
County: Sedgwick
Area: 438
Subdivision: ROCKY CREEK
Asking Price: \$534,900
Class: Residential
Elem. School: Martin
Middle School: Andover
High School: Andover
\$/TFLA-AGLA: \$109-\$171
Lot Size/SQFT: 15563
Appraisal?:

AG Bedrooms: 4
Total Bedrooms: 5
AG Full/Half Baths: 3/1
Total Baths: 4.5
AGLA: 3,336
BFA: 1,554
TFLA/Source: 4,890/Appraiser
Garage: Three Car
Original Price: \$569,900
Levels: 2 Story
Basement: Yes - Finished
Approx. Age: 11 - 20 Years
Year Built: 1998
Acresage Range: City Lot
Acresage:
Auction?: N

General Info

Level	Room Type	Dimnsns	Floor
U	Master BR	20x15.75	Carpet
M	Dining	17.5x11.66	Tile
M	Living Room	20.25x17	Carpet
M	Kitchen	20x15	Wood
M	Family	15x12.5	Wood
U	Bedroom	15.33x11.75	Carpet
U	Bedroom	15x12.5	Carpet
U	Bedroom	15.5x12.66	Carpet
U	Family	12x9	Carpet
L	Family	40.5x20.5	Carpet
L	Bedroom	15x13.33	Carpet

Internet Display: Y
Address Display: Y
Comment Display: Y
Valuation Display: Y
Other Rooms: Bonus Room, Family Room-Main Level, Foyer, Hearth Room, Office, Storage
Legal: Lot13, Block 6, Rocky Creek Addition
Directions: East of 127th on 13th to the East most Rocky Creek entrance (Glen Wood), North to Birchwood, East (right) on Birchwood to Krug, Left on Krug to house on East side of the street

Features

Appliances: Dishwasher, Disposal, Refrigerator, Range/Oven
Basement Finish: 1 Bedroom, 1 Bath, Rec/Family Room, Game Room, Wet Bar, Storage
Exterior Amenities: In Ground Pool, Swimming Pool Equipment, Fence-Wrought Iron/Alum, Guttering, Sprinkler System, Storm Windows/Ins Glass, Deck
Neighborhood Amenities: Greenbelt, Jogging Path, Lake/Pond, Playground, Swimming Pool
Interior Amenities: Ceiling Fan(s), Closet-Walk-In, Hardwood Floors, Humidifier, Security System, Wet Bar, Whirlpool, Window Coverings-All
HOA Due Include: Other/See Remarks
Architecture: Traditional
Exterior Construction: Frame w/Less than 50% Mas
Lot Description: Cul-de-Sac, Wooded
Coiling: Central, Zoned
Kitchen Features: Island, Pantry, Gas Hookup
Master Bedroom: Sep. Tub/Shower/Mstr Bdrm
Laundry: Main Floor, Separate Room
Basement/Foundation: Full, View Out
Ownership: Individual
Warranty: No Warranty Provided
Property Condition Rpt: Y
Flood Insurance: Unknown
Roof: Composition
Frontage: Paved Frontage
Heating: Forced Air, Zoned, Gas
Fireplace: Two, Three+, Living Room, Kitchen/Hearth Room
Dining Area: Eating Space in Kitchen, Formal
Utilities: Sewer, Natural Gas, Public Water
Garage: Attached, Opener
Possession: Negotiable
Documents: Sellers Prop. Disclosure
Proposed Financing: Conventional

Taxes & Financing

Assumable:	N	General Taxes:	\$7,378.47	General Tax Year:	2009
Yearly Specials:	\$2,450.75	Total Specials:	\$9,287.44	Currently Rented?:	N
Yearly HOA Dues:	\$420.00	HOA Initiation Fee:	\$0.00	Earnest Money:	\$1T
HBBP Company:				Rental Amount:	

Comments

Public Remarks: A perfectly configured home with every room you could ask for! TAKE THE VIRTUAL TOUR FOR EXTENSIVE LARGE PHOTOS! Start with a stunning two story foyer flanked by a large formal dining and a main floor study, on to the spacious living room with fireplace and three large windows overlooking the wooded back yard. The kitchen is beautifully equipped with Granite counter tops, bambo floors, 30" double ovens, large island with GAS cook top, Culligan filtered water, ample eating space and it adjoins a lovely Hearth room. The second floor has those spacious bedrooms that are so hard to find! The Master bedroom has a bright bath with whirlpool tub plus a 12.5' walk-in closet. Three additional bedrooms plus a 12x9 bonus room make this floor very livable. The Jack and Jill bath between bedrooms 3 and 4 even has a whirlpool tub with tile surround! The finished view-out basement is no less spectacular offering an L shaped family room with wet bar, extensive built-ins and a perfect billiard area. Another large bedroom with walk-in closet and a full bath round out this level. Finally, and just in time for summer fun, we come to the back yard. Photos cannot capture how lush and inviting this outdoor living area is! A two tiered deck with Aluminum balusters overlooks the sparkling three year old 18x36 low maintenance salt system pool with extensive concrete decking providing plenty of room for all the patio furniture you could want. Massive evergreens along the East (back) property line provide year round privacy for you and your guests. Don't wait to see this exquisite home!

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Prepared by Frank Priest III of Coldwell Banker Plaza Real Estate - E Central on 9/25/2010 12:52:40 PM

