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MLS#: 361971 m **VT:** Y
Status: Active
Type: Single Family OnSite Blt
Address: 1601 N Sagebrush
 WICHITA, KS 67230
County: Sedgwick
Area: 438
Subdivision: SAVANNA
Asking Price: \$585,000
Class: Residential
Elem. School: Martin
Middle School: Andover
High School: Andover
\$/TFLA-AGLA: \$124-\$228
Lot Size/SQFT: 22002
Appraisal?:

AG Bedrooms: 1
Total Bedrooms: 4
AG Full/Half Baths: 2/1
Total Baths: 3.5
Approx AGLA/Source: 2,570/Court House
Approx BFA/Source: 2,150/Court House
TFLA: 4,720
Garage: Three Car
Original Price: \$600,000
Levels: One Story
Basement: Yes - Finished
Approx. Age: 11 - 20 Years
Year Built: 2003
Acreage Range: 1/2 to 1 Acre
Acreage: 0.510
Auction?: N

General Info

Level	Room Type	Dimnsns	Floor	Internet Display:	Address Display:
M	Master BR	19'4x15'	Carpet	Y	Y
M	Dining	13'x10'9	Wood	Y	Valuation Display: Y
M	Living Room	19'x15'8	Wood	Other Rooms:	Family Room-Main Level, Hearth Room, Storage
M	Kitchen	16'9x14'	Wood	Legal:	Lot 14, Block 5, Savanna at Castle Rock Ranch 7th Addition
M	Office	15'x15'	Carpet	Directions:	North of 13th to Sagebrush, go East almost to the east end of the neighborhood, home will be on your left.
M	Hearth Rm	18'x15'	Wood		
L	Rec. Room	23'6x16'	Carpet		
L	Family	19'x14'6	Carpet		
L	Bedroom	14'x11'6	Carpet		
L	Exercise Rm	22'x13'8	Other		
L	Bedroom	18'x14'6			

Features

Appliances:	Dishwasher, Disposal, Microwave, Refrigerator, Range/Oven	Flood Insurance:	Unknown
Basement Finish:	3 Bedrooms, 1 Bath, Rec/Family Room, Wet Bar, Storage	Roof:	Composition
Exterior Amenities:	Patio, Fence-Wrought Iron/Alum, Guttering, Irrigation Pump, Irrigation Well, Sprinkler System, Covered Deck, Invisible Pet Fence	Frontage:	Paved Frontage
Neighborhood Amenities:	Greenbelt, Lake/Pond, Playground, Swimming Pool	Heating:	Forced Air, Zoned, Gas
Interior Amenities:	Ceiling Fan(s), Central Vacuum, Hardwood Floors, Humidifier, Security System, Wet Bar, Window Coverings-All	Fireplace:	Two, Living Room, Kitchen/Hearth Room
HOA Due Include:	Recreation Facility, Gen. Upkeep for Commons Areas	Dining Area:	Eating Bar, Eating Space in Kitchen, Formal
Architecture:	Ranch	Utilities:	Sewer, Natural Gas, Public Water
Exterior Construction:	Masonry-Brick, Masonry-Stone	Garage:	Attached, Opener, Side Load
Lot Description:	Corner, Pond/Lake, Wooded	Possession:	At Closing
Cooling:	Central, Zoned, Electric	Documents:	Documents Online
Kitchen Features:	Eating Bar, Island, Pantry, Range Hood, Electric Hookup	Proposed Financing:	Conventional, FHA, VA
Master Bedroom:	Master Bdrm on Main Level, Split Bedroom Plan, Sep. Tub/Shower/Mstr Bdrm		
Laundry:	Main Floor, Separate Room		
Basement/Foundation:	Full, Walk Out Basement		
Ownership:	Individual		
Warranty:	HBPP Purchased		
Property Condition Rpt:	Y		

Taxes & Financing

Assumable:	N	General Taxes:	\$8,123.19	General Tax Year:	2013
Yearly Specials:	\$66.46	Total Specials:	\$132.98	Currently Rented?	N
Yearly HOA Dues:	\$510.00	HOA Initiation Fee:	\$400.00	Earnest Money:	SIT
HBPP Company:	OLD REPUBLIC			Rental Amount:	

Comments

Public Remarks: The four most commonly requested features in a home are: location, privacy, a great view and low maintenance. Well we have the perfect package here! Located in popular Savanna and just minutes from Wichita's best shopping, dining, and schools this full brick ranch offers great privacy (thanks to the mini forest of trees in the back yard) yet has an awesome water view from the spectacular covered deck. This one of a kind home has fabulous features! The exterior of the home is covered in unique reclaimed brick "from an old Wichita warehouse" and is accented with gorgeous "Herrington" Limestone. The floor plan is inviting and offers spacious living areas on both levels. Upon entering you will love the 12' ceilings with enameled crown moldings, plantation shutters abound and the rich 5" solid Walnut floors are stunning. The dream kitchen is fully equipped and overlooks the warm hearth room. Adjoining the hearth room is a spacious office that would easily convert to a bedroom if needed. The spacious master with has a 2nd door to the deck, a hall of built-ins, His & Hers closets and a great bath! The walkout lower level is expansive and includes a huge family/game room, one of the larger wet bars you will see, two additional bedrooms, a full bath and a workout room that would easily convert to a bedroom with the addition of a closet (owner will install the closet upon request)! All of the carpeting in the home is new (4/2013), new exterior paint (6/2013). The special assessments are virtually gone! TAKE THE HIGH RES PHOTO TOUR!

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