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MLS#: 340876 m VT:
Status: Active
Type: Single Family OnSite Blt
Address: 1717 N ROCKY GLEN
 WICHITA, KS 67230
County: Sedgwick
Area: 438
Subdivision: ROCKY CREEK
Asking Price: \$324,900
Class: Residential
Elem. School: Martin
Middle School: Andover
High School: Andover
\$/TFLA-AGLA: \$90-\$163
Lot Size/SQFT: 12632
Appraisal?:

AG Bedrooms: 3
Total Bedrooms: 5
AG Full/Half Baths: 2/0
Total Baths: 3
Approx AGLA/Source: 2,026/Court House
Approx BFA/Source: 1,565/Court House
TFLA: 3,591
Garage: Three Car
Original Price: \$329,900
Levels: One Story
Basement: Yes - Finished
Approx. Age: 6 - 10 Years
Year Built: 2002
Acreeage Range: City Lot
Acreeage:
Auction?: N

General Info

Level	Room Type	Dimnsns	Floor
M	Master BR	17'6X15'	Carpet
M	Dining	12'X11'	Carpet
M	Living Room	13'X13'	Carpet
M	Kitchen	18'X14'	Wood
M	Hearth Rm	13'X15'	Carpet
M	Bedroom	11'X11'	Carpet
M	Bedroom	11'X11'	Carpet
L	Family	25'X19'6	Carpet
L	Bonus Room	17'X12'9GameR	Carpet
L	Bonus Room	14'9x15'6Billi	Carpet
L	Bedroom	14'x12'3	Carpet
L	Bedroom	13'4x12'8	Carpet

Internet Display: Y
Address Display: Y
Comment Display: Y
Valuation Display: Y
Other Rooms: Family Room-Main Level, Hearth Room, Storage
Legal: LOT 17 BLOCK 2 ROCKY CREEK 2ND ADD.
Directions: East of 127th on 13th to Rocky Creek Parkway, across the bridge and then stay right on Rocky Creek Parkway to Crestwood then turn right. Proceed east on Crestwood which curves North and becomes Rocky Glen.

Features

Appliances: Dishwasher, Microwave, Range/Oven
Basement Finish: 2 Bedroom, 1 Bath, Rec/Family Room, Game Room, Wet Bar, 1 Add. Finished Room
Exterior Amenities: Guttering, Sprinkler System, Covered Deck
Neighborhood Amenities: Greenbelt
Interior Amenities: Ceiling Fan(s), Closet-Walk-In, Hardwood Floors
HOA Due Include: Other/See Remarks
Architecture: Ranch
Exterior Construction: Frame w/Less than 50% Mas
Lot Description: Standard
Cooling: Central, Electric
Kitchen Features: Eating Bar, Pantry, Range Hood, Electric Hookup
Master Bedroom: Split Bedroom Plan, Master Bedroom Bath, Sep. Tub/Shower/Mstr Bdrm
Laundry: Main Floor, Separate Room
Basement/Foundation: Full, Walk Out Basement
Ownership: RELO Individual
Warranty: HBPP Purchased
Property Condition Rpt: Y
Flood Insurance: Unknown
Roof: Composition
Frontage: Paved Frontage
Heating: Forced Air, Gas
Fireplace: Two, Family Room, Kitchen/Hearth Room
Dining Area: Eating Bar, Eating Space in Kitchen, Formal
Utilities: Sewer, Natural Gas, Public Water
Garage: Attached, Opener
Possession: At Closing
Documents: Other See Remarks
Proposed Financing: Conventional, FHA, VA

Taxes & Financing

Assumable:	N	General Taxes:	\$4,358.74	General Tax Year:	2011
Yearly Specials:	\$1,775.72	Total Specials:	\$7,831.62	Currently Rented?	N
Yearly HOA Dues:	\$420.00	HOA Initiation Fee:	\$150.00	Earnest Money:	\$1T
HBBP Company:	COMFORT SYSTEMS			Rental Amount:	

Comments

Public Remarks: This fantastic Robl built 1 story has a great floor plan! A split bedroom plan with huge master and master bath, spacious hearth Kitchen with new Maple cabinets, new Granite and shiny new Stainless appliances. The kitchen/hearth room walks out to a covered deck! The walk-out lower level is extensively finished including a game area, adjoining a large family room with wet bar and fireplace plus a separate billiard area! Two additional bedrooms and a full bath complete this level. Take the virtual tour for extensive large high resolution photos! Highly acclaimed Robert Martin Elementary!

MLS#: 340876



For More Information Contact:

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Prepared by Frank Priest III of Coldwell Banker Plaza Real Estate - E Central on 9/11/2012 6:57:24 AM