

12/10/2016

Residential Customer Multi-Photo w/Contact

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<b>MLS #</b>	528700	<b>AG Bedrooms</b>	3
<b>Status</b>	Active	<b>Total Bedrooms</b>	4.00
<b>Type</b>	Single Family OnSite Blt	<b>AG Full/Half Bath</b>	2 / 0
<b>Address</b>	1930 N Marlin Ct	<b>T Full/T Half/T Bat...</b>	3 / 0 / 3
	Andover , KS 67002	<b>Approx AGLA/Src</b>	1438 / Court House
<b>County</b>	Butler	<b>Approx BFA/Src</b>	960.00 / Court House
<b>Area</b>	B50 - NW Andover	<b>TFLA</b>	2,398
<b>Subdivision</b>	QUAIL CROSSINGS	<b>Garage Size</b>	2
<b>Asking Price</b>	\$192,500	<b>Original Price</b>	\$192,500
<b>Class</b>	Residential	<b>Levels</b>	One Story
<b>Elem School</b>	Martin	<b>Basement</b>	Yes - Finished
<b>Middle School</b>	Andover	<b>Approximate Age</b>	11 - 20 Years
<b>High School</b>	Andover	<b>Year Built</b>	2005
<b>Lot Size/SqFt</b>	10174	<b>Acreage Range</b>	City Lot
<b>Sale/Rent/Auct...</b>	For Sale	<b>Number of Acres</b>	0.23

**General Info**

Level	Room Type	Dimensions	Floor
M	Master Bedroom	13'2x13	Carpet
M	Living Room	16'3x15'4	Carpet
M	Kitchen	11'6x11'2	Vinyl
M	Dining Room	13'x10'6	Carpet
M	Bedroom	11'3x9'9	Carpet
M	Bedroom	13'x9'9	Carpet
L	Family Room	35'x15'4	Carpet
L	Bedroom	13'x12'9	Carpet

**Virtual Tour**

**Parcel ID** 20015-303-07-0-20-08-040.00

<b>Display on Public Website</b>	Yes	<b>Display Address</b>	Yes
<b>VOW: Allow 3rd Party Comm</b>	Yes	<b>VOW: Allow AVM</b>	Yes

**AG OTHER ROOMS** Foyer  
**Legal** QUAIL CROSSING PH II , BLOCK 2 , Lot 40 , SECTION 07 TOWNSHIP 27 RANGE 03E

**Directions** From 21st and 159th, go South to Browning then east (left) on Browning to the third cul-de-sac on the south (right) which is Marlin. Home is at the back of the cul-de-sac straight ahead.

**Features**

**APPLIANCES** Dishwasher, Disposal, Microwave, Range/Oven  
**BASEMENT FINISH** 1 Bedroom, 1 Bath, Bsmt Rec/Family Room, Bsmt Wet Bar, Bsmt Storage  
**EXTERIOR AMENITIES** Fence-Wood, Fence-Wrought Iron/Alum, Irrigation Well, Sprinkler System  
**NEIGHBORHOOD AMENITIES** Lake/Pond  
**INTERIOR AMENITIES** Ceiling Fan(s), Closet-Walk-In, Vaulted Ceiling, Wet Bar, Whirlpool, Window Coverings-All  
**HOA DUES INCLUDE** Gen. Upkeep for Common Ar

<b>ARCHITECTURE</b> Traditional	<b>FLOOD INSURANCE</b> Unknown
<b>EXTERIOR CONSTRUCTION</b> Frame w/Less than 50% Mas	<b>ROOF</b> Composition
<b>LOT DESCRIPTION</b> Cul-de-Sac, Irregular	<b>FRONTAGE</b> Paved Frontage
<b>COOLING</b> Central, Electric	<b>HEATING</b> Forced Air, Gas
<b>KITCHEN FEATURES</b> Pantry, Electric Hookup	<b>FIREPLACE</b> One, Living Room
<b>MASTER BEDROOM</b> Master Bdrm on Main Level, Master Bedroom Bath, Sep. Tub/Shower/Mstr Bdrm, Two Sinks	<b>DINING AREA</b> Living/Dining Combo
<b>LAUNDRY</b> Main Floor, 220-Electric	<b>UTILITIES</b> Sewer, Natural Gas, Public Water
<b>BASEMENT / FOUNDATION</b> Full, Walk Out At Grade	<b>GARAGE</b> Attached, Opener
<b>OWNERSHIP</b> RELO Individual	<b>POSSESSION</b> At Closing
<b>WARRANTY</b> No Warranty Provided	<b>DOCUMENTS ON FILE</b> Other/See Remarks
	<b>PROPOSED FINANCING</b> Conventional, FHA, VA

**Taxes & Financing**

<b>Assumable Y/N</b>	No	<b>General Property Taxes</b>	\$3,288.84	<b>General Tax Year</b>	2016
<b>Yearly Specials</b>	\$0.00	<b>Total Specials</b>	\$0.00	<b>Currently Rented Y/N</b>	No
<b>Yearly HOA Dues</b>	\$225.00	<b>HOA Initiation Fee</b>	\$100.00	<b>Earnest \$ Deposited With</b>	S1T

**Comments**

A great new offering in Andover's Quail Crossing Addition! Just 11 years old and no special assessments! Conveniently located just east of 159th on the 21st Street corridor! An open floor plan with cathedral ceiling throughout the main floor living areas, brand new high quality main floor carpeting, large living, dining and kitchen areas. With 1,438 SF up and 960 in the full walk-out basement, this home has the largest main floor SF of any competing home this age or younger, the translation is, larger main floor rooms! The kitchen has ample cabinets and counters plus a pantry! Three good sized grouped bedrooms on the main floor including a great Master bedroom with coffered ceiling and en suite bath with corner whirlpool tub AND a separate 4' shower! The other two main floor bedrooms are larger than average, a welcome surprise! The "grade level" walk-out basement is no less exceptional and boasts a 35' family room with wet bar, a large 4th bedroom, the third full bath and still lots of room left for storage! The lot is already fenced, there's an irrigation well which helps a ton on that Andover water bill and the property is located at the back of the cul-de-sac so the street is nice and quiet! Don't wait, these don't last long!

How Sold  
Net Sold Price  
Sale Price

Pending Date  
Closing Date

Includes Lot Y/N  
Previously Listed Y/N  
Short Sale Y/N



Large fenced yard



full walk-out basement



Cathedral ceiling open plan



brand new high quality main floor carpet



Large dining area



Kitchen adjoins dining



Main floor laundry adjoins kitchen



Lots of cabinets and counter space



Pantry in kitchen!



Foyer with coat closet and alcove



Master with coffered ceiling



Master bedroom alternate view



Great master bath with whirlpool and 4' shower



Hall bath



Bedroom 2 main floor



Bedroom 3 main floor



Lower level wet bar



35' Family room in grade level walk-out



Lower level Bedroom 4



Lower level full bath #3



NO IMAGE AVAILABLE



NO IMAGE AVAILABLE



NO IMAGE AVAILABLE



NO IMAGE AVAILABLE

**For More Information Contact:**

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