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**MLS #** [568697](#)  
**Status** Active  
**Type** Single Family OnSite Blt  
**Address** 1931 N TIMBERWOOD ST  
**Address 2**  
 Wichita, KS 67206...  
**County** Sedgwick  
**Area** 408  
**Subdivision** OAK CREEK  
**Asking Price** \$3,250,000  
**Elem School** Minneha  
**Middle School** Coleman  
**High School** Southeast  
**Lot Size/SqFt** 67106  
**Sale/Rent/Auction** For Sale

**AG Bedrooms** 2  
**Total Bedrooms** 5.00  
**AG Full/Half Bath** 3 / 1  
**T Full/T Half/T Baths** 5 / 2 / 7  
**Approx AGLA/Src** 4067 / Court House  
**Approx BFA/Src** 5033.00 / Court House  
**TFLA** 9,100  
**Garage Size** 4+  
**Original Price** \$3,250,000  
**Levels** One Story  
**Basement** Yes - Finished  
**Approximate Age** 11 - 20 Years  
**Year Built** 2007  
**Acreage Range** 1.01 - 5 Acres  
**Number of Acres** 1.54

**General Info**

| Level | Room Type      | Dimensions    | Floor   |
|-------|----------------|---------------|---------|
| M     | Master Bedroom | 21' x 19'     | Carpet  |
| M     | Living Room    | 18' x 17'6"   | Wood    |
| M     | Kitchen        | 20' x 18'6"   | Other   |
| M     | Dining Room    | 15'9" x 12'9" | Wood    |
| M     | Family Room    | 21'3" x 17'9" | Other   |
| M     | Bedroom        | 20' x 12'     | Carpet  |
| L     | Family Room    | 32'6" x 18'6" | Tile    |
| L     | Rec. Room      | 26'4" x 19'6" | Conc... |
| L     | Wine Cellar    | 11' x 9'2"    | Tile    |
| L     | Theater        | 29' x 20'9"   | Carpet  |
| L     | Bedroom        | 20' x 18'8"   | Carpet  |
| L     | Bedroom        | 21' x 14'     | Carpet  |

**Virtual Tour** [Virtual Tour](#)

**Parcel ID** 21073-112-09-0-13-02-008.00

**AG OTHER ROOMS** Family Room-Main Level, Foyer, Guest Quarters, Office  
**Legal** Long legal with 2 parcels, Geo Codes C 62102 and C 621010001  
**Directions** Approximately 1/4 mile west of Greenwich on 21st to Oak Creek Parkway. South on Oak Creek Parkway to Forestgate Estates on the west.

**Old Total Baths**

**Features**

**Days On Market** 1

**APPLIANCES** Dishwasher, Disposal, Microwave, Refrigerator, Range/Oven

**BASEMENT FINISH** 2 Bedroom, 1/2 Bath, Bsmt Rec/Family Room, Game Room, Bsmt Wet Bar, 2 Baths, Bsmt Exercise Room, Bsmt Theater, Bsmt Wine Cellar

**EXTERIOR AMENITIES** In Ground Pool, Swimming Pool Equipment, Bath House, Covered Patio, Gas Grill, Guttering, Security Light, Sprinkler System, Other/See Remarks, Gated Community

**NEIGHBORHOOD AMENITIES** Lake/Pond

**INTERIOR AMENITIES** Central Vacuum, Closet-Walk-In, Hardwood Floors, Humidifier, Sauna, Security System, Wet Bar, Window Coverings-All, Wired for Surround

**Builder** DB Construction

**ARCHITECTURE** Ranch

**EXTERIOR CONSTRUCTION** Masonry-Brick, Masonry-Stone

**LOT DESCRIPTION** Wooded

**COOLING** Central, Zoned, Electric

**KITCHEN FEATURES** Eating Bar, Island, Pantry, Range Hood, Gas Hookup

**MASTER BEDROOM** Master Bdrm on Main Level, Split Bedroom Plan, Sep.

Tub/Shower/Mstr Bdrm, Two Sinks

**LAUNDRY** Main Floor, 220-Electric, Wash Sink

**BASEMENT / FOUNDATION** Full, View Out, Walk Out Below Grade

**OWNERSHIP** Individual

**List Office - Office Name** [Coldwell Banker Plaza Real Estate](#)

**List Office - Address 1** 12221 E Central

**List Office - City State Zip** WICHITA KS 67206

**List Agent - Agent Name** [Frank Priest III](#)

**List Agent - Phone Number** CELL: 316-685-7121

**List Agent - E-mail** [frank@wichitahouse.com](mailto:frank@wichitahouse.com)

**Year Built** 2007

**FLOOD INSURANCE** Unknown

**ROOF** Other/See Remarks

**HEATING** Forced Air, Heat Pump, Zoned, Gas

**FIREPLACE** Three+, Living Room, Family Room, Rec Room/Den

**DINING AREA** Eating Bar, Eating Space in Kitchen, Formal

**UTILITIES** Sewer, Natural Gas, Public Water

**GARAGE** Attached, Detached, Opener, Oversized, Side Load

**Bsmt Theater** Yes

**PROPOSED FINANCING** Conventional

**TYPE OF LISTING** Excl Right w/o Reserve

**Taxes & Financing**

|                        |            |                               |             |                                  |      |
|------------------------|------------|-------------------------------|-------------|----------------------------------|------|
| <b>Yearly Specials</b> | \$1,906.75 | <b>General Property Taxes</b> | \$37,313.06 | <b>General Tax Year</b>          | 2018 |
| <b>Yearly HOA Dues</b> | \$5,894.50 | <b>Total Specials</b>         | \$5,564.03  | <b>Currently Rented Y/N</b>      | No   |
|                        |            | <b>HOA Initiation Fee</b>     | \$0.00      | <b>Earnest \$ Deposited With</b> | \$1T |

**Sold**

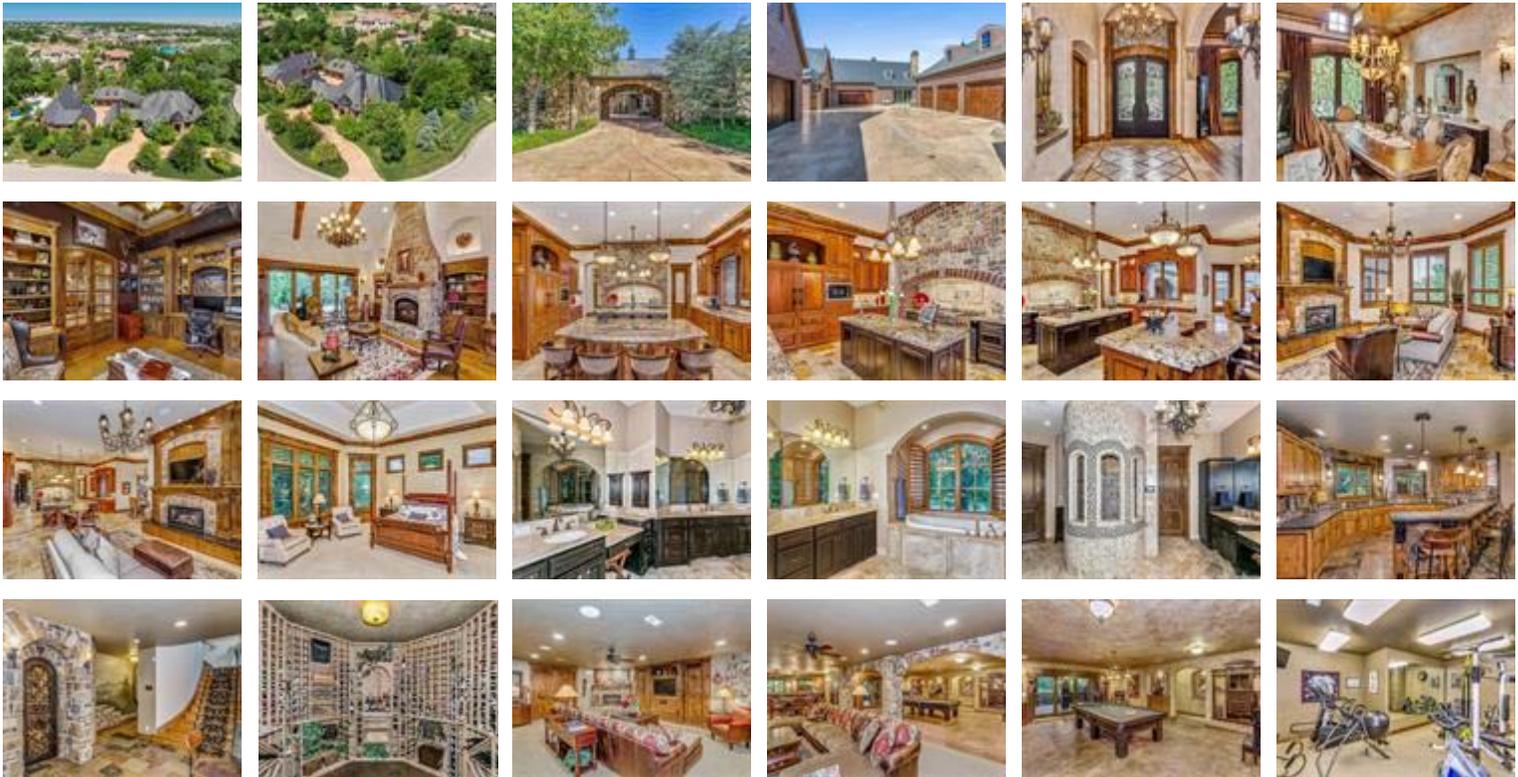
Sale Price  
Net Sold Price

Pending Date  
Closing Date

How Sold  
Short Sale Y/N

**COMMENTS**

One of Wichita's finest homes situated on 1.5 wooded acres in the gated community of Forestgate Estates! The elegance and grandeur of the property put it in a category of luxury all its own. Exceptional build quality by Doug Buchanan of DB Construction, this property was constructed with a rich palette of the finest materials and finishes with unparalleled craftsmanship and the intention to impress. The estate includes five bedrooms and seven baths, the generous rooms and grand floor plan create an easy flow for living and entertaining. Features abound, the main home boasts over 9,000 square feet and includes spacious formal and informal areas, an amazing home theater, 6 fireplaces, a main floor study, workout room with sauna, elevator, a resort like pool/spa with stone waterfall and fire bowls. The more recently constructed (also by DB) pool house, guest quarters or studio and "Man Cave" are incomparable! The Man Cave offers over 1,800 square feet of space to house your vehicle collection of 9+ cars (3,000+ Sq. Ft. Garage space), the pool and pool house are perfect for entertaining and provide exceptional privacy being surrounded by woods. Oak Creek is perfectly located just south of 21st and just west of Greenwich and is only minutes from all of Wichita's finest shopping, dining and medical. I could write a book about all the custom features, electronics and finishes in this home and not come close to addressing everything so spend your time on the virtual tour, better yet, schedule a private showing to experience all this residence has to offer.



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