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MLS#: 351737 m **VT:**
Status: Active
Type: Single Family OnSite Blt
Address: 1962 N Red Brush Ct
 WICHITA, KS 67206
County: Sedgwick
Area: 408
Subdivision: WILSON ESTATES - PREAKNES
Asking Price: \$564,900
Class: Residential
Elem. School: Minneha
Middle School: Coleman
High School: Southeast
\$/TFLA-AGLA: \$124-\$209
Lot Size/SQFT: 18422
Appraisal?:

AG Bedrooms: 2
Total Bedrooms: 4
AG Full/Half Baths: 2/1
Total Baths: 3.5
Approx AGLA/Source: 2,706/Court House
Approx BFA/Source: 1,834/Court House
TFLA: 4,540
Garage: Three Car
Original Price: \$564,900
Levels: One Story
Basement: Yes - Finished
Approx. Age: 11 - 20 Years
Year Built: 2000
Acres Range: City Lot
Acresage:
Auction?: N

General Info

Level	Room Type	Dimnsns	Floor	Internet Display:	Y	Address Display:	Y
M	Master BR	22'3X16'4	Carpet	Comment Display:	Y	Valuation Display:	Y
M	Dining	13'8X12'	Wood	Other Rooms:	Hearth Room		
M	Living Room	16'X15'8	Wood	Legal:	LOT 4, BLOCK 4, WILSON FARMS ADDITION		
M	Kitchen	20'X16'	Wood	Directions:	South of 21st on Webb Road to Wilson Estates Parkway (about 19th) West on Wilson Estates Parkway to Red Brush then left to Red Brush Ct.		
M	Hearth Rm	18'6X15'	Wood				
M	Bedroom	14'4X12'8	Carpet				
L	Family	11'X19'9	Carpet				
L	Bedroom	16'X14'	Carpet				
L	Bedroom	16'X11'9	Carpet				

Features

Appliances:	Dishwasher, Disposal, Microwave, Refrigerator, Range/Oven, Washer, Dryer	Flood Insurance:	Unknown
Basement Finish:	2 Bedroom, 1 Bath, Rec/Family Room, Wet Bar, Storage	Roof:	Shake
Exterior Amenities:	Patio, Fence-Other/See Remarks, Guttering, Sprinkler System, Storm Windows/Ins Glass, Covered Deck	Frontage:	Paved Frontage
Neighborhood Amenities:	Greenbelt, Jogging Path, Lake/Pond	Heating:	Forced Air, Zoned, Gas
Interior Amenities:	Ceiling Fan(s), Closet-Walk-In, Hardwood Floors, Humidifier, Security System, Wet Bar, Whirlpool, Window Coverings-All, Wired for Surround Sound	Fireplace:	Three+, Living Room, Family Room, Kitchen/Hearth Room
HOA Due Include:	Other/See Remarks	Dining Area:	Eating Bar, Eating Space in Kitchen, Formal
Architecture:	Ranch	Utilities:	Sewer, Natural Gas, Public Water
Exterior Construction:	Masonry-Brick	Garage:	Attached, Opener, Side Load
Lot Description:	Cul-de-Sac, Wooded	Possession:	At Closing
Cooling:	Central, Zoned, Electric	Documents:	Sellers Prop. Disclosure
Kitchen Features:	Desk, Eating Bar, Island, Pantry	Proposed Financing:	Conventional
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:	No Warranty Provided		
Property Condition Rpt:	Y		

Taxes & Financing

Assumable:	N	General Taxes:	\$6,852.70	General Tax Year:	2012
Yearly Specials:	\$2,248.95	Total Specials:	\$2,422.23	Currently Rented?	N
Yearly HOA Dues:	\$800.00	HOA Initiation Fee:	\$0.00	Earnest Money:	\$1T
HBPP Company:				Rental Amount:	

Comments

Public Remarks: Not many subdivisions are so well located! Want to walk to Bradley Fair? You can from here! An exceptional Wilson Estates ranch of top quality by Nies Homes! Built in 2000 and continuously undated over the years, this one owner home has so much to offer, great curb appeal, a very livable floor plan and the most awesome landscaping you have ever seen! With over 4,500 square feet of finished this full brick 4 bedroom gem has loads of space! Located on a quiet cul-de-sac in The Preakness, life will be oh so pleasant. The gracious formal living and dining rooms have rich distressed hardwood flooring, the fully equipped kitchen adjoins a marvelous main floor family room with additional distressed wood flooring and offers spectacular views of the very private back yard. Of course the counter tops are Granite and yes, the appliances are stainless, what else would you expect in the perfect home! The ample master suite includes a stunning bath, 3 tiered closet and a private deck access. The main floor guest bedroom is just where it should be, on the opposite side of the house from the master! The walk-out lower level is the perfect place to kick back and relax! There is a fireplace right next to the TV niche, a great walk-in wet bar with full size frig so you can grab a "cold one", plus two large bedrooms and a Jack & Jill bath. Need some room for storage? We've got you covered! I could talk all day about this house but you know what they say, "a picture is worth a thousand words" so jump right to the virtual tour and check it out! Don't miss this opportunity to live in NE Wichita's most sought after neighborhood at a very desirable price!

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