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MLS#: 332160 m **VT:** N
Status: Active
Type: Single Family OnSite Blt
Address: 2109 N CLEAR CREEK
 WICHITA, KS 67230
County: Sedgwick
Area: 438
Subdivision: REED'S COVE THE RESERVE
Asking Price: \$639,000
Class: Residential
Elem. School: Wheatland
Middle School: Andover
High School: Andover
\$/TFLA-AGLA: \$131-\$203
Lot Size/SQFT: 22651
Appraisal?:

AG Bedrooms: 4
Total Bedrooms: 6
AG Full/Half Baths: 3/1
Total Baths: 4.5
Approx AGLA/Source: 3,146/Builder Plans
Approx BFA/Source: 1,700/Builder Plans
TFLA: 4,846
Garage: Three Car
Original Price: \$699,900
Levels: 1 - 1/2 Story
Basement: Yes - Finished
Approx. Age: 5 or Less
Year Built: 2007
Acreage Range: 1/2 to 1 Acre
Acreage: 0.520
Auction?: N

General Info

Level	Room Type	Dimnsns	Floor
M	Master BR	15'8x14'8	Carpet
M	Dining	11'8x11'4	Carpet
M	Living Room	16'8x14'8	Wood
M	Kitchen	14'6x12	Wood
M	Family	25'8x14'8	Wood
U	Loft	16'8x10'9	Wood
U	Bedroom	11'4x11'4	Carpet
U	Bedroom	12'4x12'+	Carpet
U	Bedroom	13'x10'8	Carpet
L	Family	42'x27'	Tile
L	Bedroom	15'x14'	Carpet
L	Bedroom	14'9x11'6	Carpet

Internet Display: Y
Address Display: Y
Comment Display: Y
Valuation Display: Y
Other Rooms: Family Room-Main Level, Hearth Room, Loft
Legal: LOT 6 BLOCK B REED'S COVE 3RD ADD
Directions: 1/2 mile East of 127th on 21st Street North to Reeds Reserve on South side of road, go through the gates and turn right to house

Features

Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Range/Oven
Basement Finish: 2 Bedroom, 1 Bath, Rec/Family Room, Game Room, Wet Bar, Storage
Exterior Amenities: Patio, Covered Patio, Fence-Wrought Iron/Alum, Guttering, Irrigation Well, Security Light, Sprinkler System, Storm Windows/Ins Glass, Covered Deck
Neighborhood Amenities: Greenbelt, Lake/Pond
Interior Amenities: Ceiling Fan(s), Closet-Walk-In, Hardwood Floors, Humidifier, Owned Water Softener, Wet Bar, Window Coverings-All, Wired for Surround Sound
HOA Due Include: Other/See Remarks
Architecture: Traditional
Exterior Construction: Masonry-Brick, Masonry-Stone
Lot Description: Standard
Cooling: Central, Zoned, Electric
Kitchen Features: Eating Bar, Pantry, Range Hood, Gas Hookup
Master Bedroom: Master Bdrm on Sep. Floor, Master Bdrm on Main Level, Master Bedroom Bath, Sep. Tub/Shower/Mstr Bdrm
Laundry: Main Floor
Basement/Foundation: Full, Walk Out Basement
Ownership: RELO Corporate
Warranty: No Warranty Provided
Property Condition Rpt: Y

Flood Insurance: Unknown
Roof: Tile
Frontage: Paved Frontage
Heating: Forced Air, Zoned, Gas
Fireplace: Two, Family Room, Rec Room/Den
Dining Area: Eating Bar, Eating Space in Kitchen, Formal
Utilities: Sewer, Natural Gas, Public Water
Garage: Attached, Side Load
Possession: At Closing
Documents: Other See Remarks
Proposed Financing: Conventional

Taxes & Financing

Assumable:	N	General Taxes:	\$10,186.96	General Tax Year:	2011
Yearly Specials:	\$2,272.54	Total Specials:	\$19,266.25	Currently Rented?:	N
Yearly HOA Dues:	\$1,056.00	HOA Initiation Fee:	\$200.00	Earnest Money:	S1T
HBBP Company:				Rental Amount:	

Comments

Public Remarks: A fantastic 6 bedroom 1.5 story in the gated community of the Reserve at Reeds Cove. Built in 2007 this Mark McCollum home is nearly new and offers almost 5,000 Sq Ft of luxurious living. A beautiful entry with intricate double doors welcomes you into the home, extensive hardwood flooring throughout much of the main and second floors, a spacious kitchen with built-in Stainless appliances, Granite counter tops, rich dark stained cabinetry, and walk-in pantry overlooking the vaulted beamed hearth room and breakfast nook. The second floor includes a large loft with 2 build-in desks, each of the three upstairs bedrooms adjoins a bath and one of the bedrooms has an adjoining play room. The walk-out lower level includes a huge family room area complete with fully applianced wet bat, fireplace and room for billiards plus two additional bedrooms and ample storage. The rear yard is quiet retreat including covered deck overlooking a huge patio with fireplace. The yard is enclosed by stunning fence with brick columns. Don't miss this opportunity to become part of this great community at a very affordable price!

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