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**MLS #** [510634](#)  
**Status** Active  
**Type** Single Family OnSite Blt  
**Address** 2216 N Flutter Ct  
 Wichita, KS 67228  
**County** Sedgwick  
**Area** 442  
**Subdivision** MONARCH LANDING  
**Asking Price** \$329,900  
**Class** Residential  
**Elem School** Wheatland  
**Middle School** Andover  
**High School** Andover  
**Lot Size/SqFt** 11,676  
**Sale/Rent/Aucti...** For Sale

**AG Bedrooms** 3  
**Total Bedrooms** 5.00  
**AG Full/Half Bath** 2 / 0  
**Total Baths** 3.00  
**Approx AGLA/Src** 1653 / Court House  
**Approx BFA/Src** 1490.00 / Measured  
**TFLA** 3,143  
**Garage Size** 3  
**Original Price** \$329,900  
**Levels** One Story  
**Basement** Yes - Finished  
**Approximate Age** 5 or Less  
**Year Built** 2012  
**Acreage Range** City Lot  
**Number of Acres** 0.27

**General Info**

Level	Room Type	Dimensions	Floor
M	Master Bedroom	14'x13'	Carpet
M	Living Room	17'3x14'6	Wood
M	Kitchen	13'x12'	Wood
M	Dining Room	12'6x9'	Wood
M	Bedroom	11'6x9'10	Carpet
M	Bedroom	11'x10'	Carpet
L	Family Room	22'4x19'10	Carpet
L	Theater	17'1x11'	Carpet
L	Bedroom	12'x12'	Carpet
L	Bedroom	14'6x10'	Carpet

**Virtual Tour**

**Parcel ID** 20173-111-01-0-43-03-008.00

**Display on Public Website** Yes **Display Address** Yes  
**VOW: Allow 3rd Party Comm** Yes **VOW: Allow AVM** Yes

**AG OTHER ROOMS** Mud Room

**Legal** LOT 19 & E 19.5 FT LOT 20 BLOCK 1 MONARCH LANDING 3RD ADDITION  
**Directions** Turn in to Monarch Landing on Flutter just East of Wheatland Elementary and follow the road to the first right which is Flutter Ct.

**Features**

**Cumulative DOM** 2

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

**BASEMENT FINISH** 2 Bedroom, 1 Bath, Bsmt Rec/Family Room, Bsmt Wet Bar, Bsmt Theater

**EXTERIOR AMENITIES** Deck, Fence-Wood, Guttering, Irrigation Pump, Irrigation Well, Sprinkler System

**NEIGHBORHOOD AMENITIES** Playground, Swimming Pool

**INTERIOR AMENITIES** Ceiling Fan(s), Closet-Walk-In, Hardwood Floors, Humidifier, Wet Bar, Window Coverings-All, Wired for Surround Sound

**HOA DUES INCLUDE** Gen. Upkeep for Common Ar

**ARCHITECTURE** Ranch

**EXTERIOR CONSTRUCTION** Frame w/Less than 50% Mas

**LOT DESCRIPTION** Standard

**COOLING** Central

**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, Separate Room

**BASEMENT / FOUNDATION** View Out

**OWNERSHIP** Individual

**WARRANTY** No Warranty Provided

**FLOOD INSURANCE** Unknown

**ROOF** Composition

**FRONTAGE** Paved Frontage

**HEATING** Forced Air, Gas

**FIREPLACE** One, Living Room

**DINING AREA** Living/Dining Combo

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

**GARAGE** Attached

**POSSESSION** At Closing

**PROPOSED FINANCING** Conventional, FHA, VA

**Taxes & Financing**

<b>Assumable Y/N</b>	No	<b>General Property Taxes</b>	\$4,197.32	<b>General Tax Year</b>	2014
<b>Yearly Specials</b>	\$1,809.30	<b>Total Specials</b>	\$28,621.00	<b>Currently Rented Y/N</b>	No
<b>Yearly HOA Dues</b>	\$380.00	<b>HOA Initiation Fee</b>	\$150.00	<b>Earnest \$ Deposited With</b>	S1T
<b>Home Warranty Purchased</b>	n			<b>Rental Amount</b>	

**Comments**

Well, I can pretty much tell you that you won't find a home with more features and in better condition than this one. Located in sought after Monarch Landing, this 2012 home is in such good condition you will ask if it has ever been lived in! It has but they have taken awesome care of it! All main floor living areas have distressed wood flooring, the floor plan is wide open, bright and inviting and there are custom "Plantation Shutters" on every window. The Kitchen is a cooks delight with gas cook top and a large walk-in pantry and also perfected situated for entertaining. This "split bedroom" home includes a great master bedroom with a spectacular bath with dual headed shower, soaker tub, and a "three story" walk-in closet that adjoins both the bath and the hallway right by the laundry. Professionally installed whole house audio in many areas (look for the speakers) including a substantial rack system in the unfinished area. The lower level is exceptional and offers a large family room, stunning wet bar, full featured home theater room, child's play house under the stairs, two additional bedrooms and an absolutely beautiful full bath. The unfinished area of this basement is officially measured as 98 St. Ft. so there is a LOT of finish! The yard is fabulous! the landscaping is all professional and quite extensive, a wood privacy fence encloses the back yard, automatic sprinklers make turf care easy and the irrigation well makes it oh so efficient! Hurry over to check out your dream home, don't wait too long!

How Sold  
Net Sold Price \$0  
Sale Price

Pending Date  
Closing Date

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



**For More Information Contact:**

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