

Click photo to enlarge or view multi-photos.



MLS#: 356346 m **VT:**
Status: Active
Type: Patio/Garden Home
Address: 2417 N 127th Ct East
 WICHITA, KS 67226
County: Sedgwick
Area: 442
Subdivision: ENCLAVE
Asking Price: \$250,000
Class: Residential
Elem. School: Minneha
Middle School: Coleman
High School: Southeast
\$/TFLA-AGLA: \$89-\$170
Lot Size/SQFT: 7383
Appraisal?:

AG Bedrooms: 2
Total Bedrooms: 4
AG Full/Half Baths: 2/0
Total Baths: 3
Approx AGLA/Source: 1,522/Court House
Approx BFA/Source: 1,300/Court House
TFLA: 2,822
Garage: Two Car
Original Price: \$258,900
Levels: One Story
Basement: Yes - Finished
Approx. Age: 6 - 10 Years
Year Built: 2006
Acreage Range: City Lot
Acreage:
Auction?: N

General Info

Level	Room Type	Dimnsns	Floor	Internet Display:	Y	Address Display:	Y
M	Master BR	17.5x12.5	Carpet	Comment Display:	Y	Valuation Display:	Y
M	Bedroom	12x12	Carpet	Other Rooms:			
M	Living Room	27.66x16	Other	Legal:	LOT 16 BLOCK A FAIRMONT 3RD ADD		
M	Kitchen	23x9.5	Other	Directions:	From 127th East and 21st street North, go North on 127th to the first Cul-de-sac on the West side of the street, turn West.		
L	Family	31x24.66	Carpet				
L	Bedroom	16.25x13.25	Carpet				
L	Bedroom	14x10.9	Carpet				

Features

Appliances:	Dishwasher, Disposal, Range/Oven	Flood Insurance:	Unknown
Basement Finish:	2 Bedroom, 1 Bath, Rec/Family Room, Wet Bar, Storage	Roof:	Composition
Exterior Amenities:	Patio, Fence-Wrought Iron/Alum, Guttering, Sprinkler System, Covered Deck	Frontage:	Paved Frontage
Neighborhood Amenities:	Ceiling Fan(s), Closet-Walk-In, Security System, Wet Bar, Window Coverings-All	Heating:	Forced Air, Gas
Interior Amenities:	Lawn Service, Snow Removal, Trash, Gen. Upkeep for Commons Areas	Fireplace:	One, Living Room
HOA Due Include:	Ranch	Dining Area:	Eating Bar, Eating Space in Kitchen, Living/Dining Combo
Architecture:	Frame w/Less than 50% Mas	Utilities:	Sewer, Natural Gas, Public Water
Exterior Construction:	Cul-de-Sac	Garage:	Attached, Opener
Lot Description:	Central, Electric	Possession:	At Closing
Cooling:	Eating Bar, Island, Pantry, Electric Hookup	Documents:	
Kitchen Features:	Master Bdrm on Main Level, Shower/Master Bedroom	Proposed Financing:	Conventional, FHA, VA
Master Bedroom:	Main Floor, Separate Room, 220-Electric		
Laundry:	Full, Walk Out Basement		
Basement/Foundation:	Individual		
Ownership:	No Warranty Provided		
Warranty:			
Property Condition Rpt:	Y		

Taxes & Financing

Assumable:	N	General Taxes:	\$3,164.42	General Tax Year:	2012
Yearly Specials:	\$1,391.81	Total Specials:	\$12,029.72	Currently Rented?	N
Yearly HOA Dues:	\$1,728.00	HOA Initiation Fee:	\$0.00	Earnest Money:	\$1T
HBBP Company:				Rental Amount:	

Comments

Public Remarks: This home has some major WOW factor! Probably the best and most efficient use of space I have seen in a floor plan! This close in Northeast Patio Home is a one of a kind custom plan with exceptional features and decor plus a full walk-out basement. Well located with a lake view from the breakfast area and from the covered deck! Stunning Manington Adura Luxury Plank flooring looks exactly like wood but is much more durable. Awesome room sizes, beautiful kitchen and baths, Wrought Iron balusters, Carriage style doors, large "walk-in" pantry, separate laundry room. The basement is equally open and offers a killer "walk-in" wet bar with beverage refrigerators, spacious family room with built-in entertainment center, 2 large bedrooms and a bath. The landscaped/sprinklered yard is enclosed by black, Wrought Iron look fencing. Don't miss this rare opportunity! Patio Home HOA dues of \$120 per month cover mowing, fertilizing, trash service, sprinkler start-up and shut down. Fairmount Master Association dues of \$72 per Quarter allow you access to the neighborhood pool!

MLS#: 356346

