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**MLS#:** 334599 m VT: Y   
**Status:** Active  
**Type:** Single Family OnSite Blt  
**Address:** 24500 W 95TH STREET SOUTH  
 VIOLA, KS 67149  
**County:** Sedgwick  
**Area:** 601  
**Subdivision:** RURAL  
**Asking Price:** \$229,900  
**Class:** Residential  
**Elem. School:** Conway Springs  
**Middle School:** Conway Springs  
**High School:** Conway Springs  
**\$/TFLA-AGLA:** \$104-\$114  
**Lot Size/SQFT:** 204296  
**Appraisal?:**

**AG Bedrooms:** 5  
**Total Bedrooms:** 5  
**AG Full/Half Baths:** 2/1  
**Total Baths:** 2.5  
**Approx AGLA/Source:** 2,196/Court House  
**Approx BFA/Source:** 0/Court House  
**TFLA:** 2,196  
**Garage:** Three Car  
**Original Price:** \$249,900  
**Levels:** 2 Story  
**Basement:** Cellar  
**Approx. Age:** 81  
**Year Built:** 1890  
**Acres Range:** 1.01 - 5 Acres  
**Acres:** 4.69  
**Auction?:** N

### General Info

Level	Room Type	Dimnsns	Floor
U	Master BR	14x14	Wood
M	Dining	14'3x14	Wood
M	Living Room	14x14	Wood
M	Kitchen	14x14	Tile
M	Office	10'9x11'6	Wood
U	Bedroom	14'3x14	Wood
U	Bedroom	12'x10'9	Wood
U	Bedroom	11'6x11	Wood

**Internet Display:** Y  
**Address Display:** Y  
**Comment Display:** Y  
**Valuation Display:** Y  
**Other Rooms:**  
**Legal:** S 460 FT W 473.58 FT E 1999.66 FT SW1/4 SEC 14-29-3W  
**Directions:** K-42 southwest to 95th Street South which is the sand road immediately on your right after crossing the Ninnescah River bridge. There is no street sign for 95th Street South but it is immediately after crossing the bridge. Then proceed about 1/2 mile to home on your right.

### Features

**Appliances:** Dishwasher, Disposal  
**Basement Finish:** None  
**Exterior Amenities:** Ag Outbuilding(s), Guttering, Covered Deck  
**Neighborhood Amenities:**  
**Interior Amenities:** Ceiling Fan(s), Hardwood Floors  
**HOA Due Include:**  
**Architecture:** Victorian  
**Exterior Construction:** Frame  
**Lot Description:** Wooded  
**Cooling:** Central, Electric  
**Kitchen Features:**  
**Master Bedroom:**  
**Laundry:** Main Floor  
**Basement/Foundation:** Partial, Cellar  
**Ownership:** Individual  
**Warranty:** No Warranty Provided  
**Property Condition Rpt:** Y  
**Flood Insurance:** Required  
**Roof:** Composition  
**Frontage:** Unpaved Frontage  
**Heating:** Forced Air, Propane-Owned  
**Fireplace:**  
**Dining Area:** Eating Space in Kitchen, Formal  
**Utilities:** Septic, Propane Gas, Rural Water  
**Garage:** Detached, Opener, Oversized  
**Possession:** Negotiable  
**Documents:**  
**Proposed Financing:** Conventional

### Taxes & Financing

<b>Assumable:</b> N	<b>General Taxes:</b> \$2,213.77	<b>General Tax Year:</b> 2011
<b>Yearly Specials:</b> \$0.00	<b>Total Specials:</b> \$0.00	<b>Currently Rented?:</b> N
<b>Yearly HOA Dues:</b>	<b>HOA Initiation Fee:</b>	<b>Earnest Money:</b> S1T
<b>HBBP Company:</b>		<b>Rental Amount:</b>

### Comments

**Public Remarks:** Looking for a vintage 1890 Victorian area farmhouse? Pretty hard to find! This exceptional property has been meticulously restored over the last several years! Built in the 19th century, this home is located just off of K-42 on a short 5 (4.69 per county), heavily wooded acres and offers peaceful country living at its finest. Up to 5 bedrooms plus 2.5 modern baths make it a dream home for you and your family. Extensive restoration including: new siding (not an easy task on this style home), new windows, insulated walls and attic, new roof, new plumbing, modern heating and air, a huge covered deck with hot tub, new 30'x30' two car garage plus a relocated 18'x20' one car garage on a new foundation. Most of the home is very "vintage" including 5 original stained glass doors in the Foyer, trim, doors, flooring, etc. The kitchen and baths are more modern and very functional considering the original home didn't likely have an indoor bath. The 5 acres offers great privacy with huge pines in the front and thick woods surrounding the back of the house. The cellar type basement is hand laid native stone and offers storage and houses the water heater and HVAC. The vinyl sided 30'x30' very oversized two car garage has a 10' plate line, two 9'x 8' doors, pull down attic access and a used HVAC system has been set but not completed. Just 15 minutes from Cessna, 30 minutes from Rock Rd and K-96 all on the highway except for the last half mile. Don't miss this opportunity to enjoy country living with a bit of history!

MLS#: 334599



For More Information Contact:

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*Prepared by Frank Priest III of Coldwell Banker Plaza Real Estate - E Central on 7/16/2012 2:10:22 PM*