

08/26/2016

Residential Customer Multi-Photo w/Contact

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<b>MLS #</b>	518245	<b>AG Bedrooms</b>	3
<b>Status</b>	Active	<b>Total Bedrooms</b>	5.00
<b>Type</b>	Single Family OnSite Blt	<b>AG Full/Half Bath</b>	2 / 1
<b>Address</b>	2701 N Wilderness Ct Wichita, KS 67226	<b>T Full/T Half/T Bat...</b>	3 / 1 / 4
<b>County</b>	Sedgwick	<b>Approx AGLA/Src</b>	2700 / Owner
<b>Area</b>	425	<b>Approx BFA/Src</b>	1040.00 / Court House
<b>Subdivision</b>	WILDERNESS ESTATES	<b>TFLA</b>	3,740
<b>Asking Price</b>	\$397,000	<b>Garage Size</b>	3
<b>Class</b>	Residential	<b>Original Price</b>	\$419,900
<b>Elem School</b>	Circle Greenwich	<b>Levels</b>	2 Story
<b>Middle School</b>	Circle	<b>Basement</b>	Yes - Finished
<b>High School</b>	Circle	<b>Approximate Age</b>	21 - 35 Years
<b>Lot Size/SqFt</b>	15592	<b>Year Built</b>	1988
<b>Sale/Rent/Auct...</b>	For Sale	<b>Acreage Range</b>	City Lot
		<b>Number of Acres</b>	0.36

**General Info**

Level	Room Type	Dimensions	Floor
U	Master Bedroom	17'8 X 15'	Carpet
M	Living Room	15'6 X 13'6	Carpet
M	Kitchen	21'3 X 13'4	Tile
M	Dining Room	13' X 11'4	Carpet
M	Family Room	23' X 15'	Carpet
M	Foyer	10' X 8'3	Tile
U	Bedroom	14'3 X 11'	Carpet
U	Bedroom	13'9 X 11'9	Carpet
L	Family Room	23' X 14'6	Carpet
L	Bedroom	14'8 X 12'6	Carpet
L	Bedroom	12'9 X 15'	Carpet
M	Garage Space 1	21'2 X 32'5	Con...

<b>Virtual Tour</b>	Virtual Tour		
<b>Parcel ID</b>	20173-113-05-0-12-03-044.00		
<b>Display on Public Website</b>	Yes	<b>Display Address</b>	Yes
<b>VOW: Allow 3rd Party Comm</b>	Yes	<b>VOW: Allow AVM</b>	Yes
<b>Legal</b>	Lot 1, block 1, Wilderness Third Add		
<b>Directions</b>	FROM 29TH AND Webb - West ON 29TH, South on Wilderness, 5th Cul de Sac on right (West).		
<b>Old Total Baths</b>			

**Features**

- APPLIANCES** Dishwasher, Disposal
- BASEMENT FINISH** 2 Bedroom, 1 Bath, Bsmt Rec/Family Room
- EXTERIOR AMENITIES** In Ground Pool, Patio, Fence-Wood, Fence-Wrought Iron/Alum, Sprinkler System
- NEIGHBORHOOD AMENITIES** Greenbelt
- INTERIOR AMENITIES** Ceiling Fan(s), Closet-Walk-In, Decorative Fireplace, Whirlpool
- HOA DUES INCLUDE** Gen. Upkeep for Common Ar

- ARCHITECTURE** Traditional
- EXTERIOR CONSTRUCTION** Frame w/Less than 50% Mas
- LOT DESCRIPTION** Corner, Cul-de-Sac
- COOLING** Central, Electric
- KITCHEN FEATURES** Eating Bar, Island, Pantry, Range Hood, Electric Hookup
- MASTER BEDROOM** Sep. Tub/Shower/Mstr Bdrm, Two Sinks
- LAUNDRY** Main Floor, 220-Electric
- BASEMENT / FOUNDATION** Full, Day Light
- OWNERSHIP** Individual
- WARRANTY** No Warranty Provided
- FLOOD INSURANCE** Unknown
- ROOF** Composition
- FRONTAGE** Paved Frontage
- HEATING** Forced Air, Gas
- FIREPLACE** Three+, Family Room, Rec Room/Den, Master Bedroom, Gas
- DINING AREA** Eating Bar, Eating Space in Kitchen, Formal
- UTILITIES** Sewer, Natural Gas, Public Water
- GARAGE** Attached, Opener, Side Load
- POSSESSION** At Closing
- DOCUMENTS ON FILE** Documents Online
- PROPOSED FINANCING** Conventional

**Taxes & Financing**

<b>Assumable Y/N</b>	No	<b>General Property Taxes</b>	\$4,653.13	<b>General Tax Year</b>	2015
<b>Yearly Specials</b>	\$4.88	<b>Total Specials</b>	\$4.88	<b>Currently Rented Y/N</b>	No
<b>Yearly HOA Dues</b>	\$550.00	<b>HOA Initiation Fee</b>	\$150.00	<b>Earnest \$ Deposited With</b>	Security 1st

**Comments**

An exceptional offering in an exceptional neighborhood, and just in time for pool season! Wilderness Estates at Tallgrass CC is known for its large lots and interlaced common areas with exceptional spacing between homes. This Sproul built 2 story has been meticulously maintained and updated by its owner of the last 26 years! Spacious rooms, granite and tile in all of the right places, 5 good sized bedrooms, a huge master suite with 14'6 X 13'2 sitting room adjoining and a fireplace! The master bath is beautiful and the 25' closet is to die for! Enjoy the outdoors on the 450 Sq. Ft. patio overlooking the pool (with electric cover)! We all know that a picture is worth a thousand words so get right to the virtual tour for loads of great images! This portion of Wilderness is located in the Circle School district with the awesome new Circle Greenwich Elementary school just a few short minutes away! Don't miss this opportunity to live in this exceptional subdivision with large lots, multiple common areas and MATURE trees! Golf membership is an additional fee, drive your own golf cart right to the club house! Please contact Tallgrass Country Club for membership information.

How Sold  
Net Sold Price  
Sale Price

Pending Date  
Closing Date

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



Master Bedroom



Master Bedroom



Master Bedroom



**For More Information Contact:**

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