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MLS#: 314602 m VT: Y
Status: Active
Type: Single Family OnSite Blt
Address: 2734 N WILDERNESS
 WICHITA, KS 67226
County: Sedgwick
Area: 425
Subdivision: WILDERNESS 2ND ADDN.
Asking Price: \$349,900
Class: Residential
Elem. School: Benton
Middle School: Benton
High School: Circle
\$/TFLA-AGLA: \$84-\$118
Lot Size/SQFT: 22794
Appraisal?:

AG Bedrooms: 3
Total Bedrooms: 4
AG Full/Half Baths: 3/0
Total Baths: 4
AGLA: 2,964
BFA: 1,160
TFLA/Source: 4,124/Court House
Garage: Three Car
Original Price: \$349,900
Levels: 2 Story
Basement: Yes - Finished
Approx. Age: 21 - 35 Years
Year Built: 1986
Acres Range: 1/2 to 1 Acre
Acres: 0.520
Auction?: N

General Info

Level	Room Type	Dimnsns	Floor
U	Master BR	23x16	Carpet
M	Dining	14.5x11.75	Carpet
M	Living Room	18.33x15	Carpet
M	Kitchen	13.5x11.5	Wood
M	Office	19x11.33	Carpet
M	Family	21.66x15.5	Wood
U	Bedroom	17.75x11.5	Carpet
U	Bedroom	14x12.5	Carpet
L	Bedroom	18x10.33	Carpet
L	Rec. Room	47x15	Carpet
L	Exercise Rm	19x8.66	Carpet

Internet Display: Y
Comment Display: Y
Other Rooms: Exercise Room, Family Room-Main Level, Hearth Room, Office
Legal: LOT 3 & THAT PART LOT 2 BEG NW COR E TO NE COR S 40.37 FT NWLY 155.34 FT TO BEG BLOCK 2 WILDERNESS
Directions: Wilderness Estates is on 29th Street North between Rock Rd. and Webb Rd. Turn South on Wilderness Street and follow to 2734 N Wilderness. House is on East side of the street.

Address Display: Y
Valuation Display: Y

Features

Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Range/Oven, Trash Compactor
Basement Finish: 1 Bedroom, 1 Bath, Wet Bar
Exterior Amenities: In Ground Pool, Swimming Pool Equipment, Patio, Fence-Wrought Iron/Alum, Gas Grill, Guttering, Sprinkler System
Neighborhood Amenities: Golf Course, Greenbelt
Interior Amenities: Skylight(s), Vaulted Ceiling, Wet Bar, Window Coverings-All
HOA Due Include: Other/See Remarks
Architecture: Traditional
Exterior Construction: Masonry-Brick
Lot Description: Golf Course, Standard
Cooling: Central, Zoned, Electric
Kitchen Features: Pantry, Electric Hookup
Master Bedroom: Master Bedroom Bath, Sep. Tub/Shower/Mstr Bdrm
Laundry: Main Floor
Basement/Foundation: Full, Day Light
Ownership: Individual
Warranty: HBPP Purchased
Property Condition Rpt: Y

Flood Insurance: Unknown
Roof: Shake
Frontage:
Heating: Forced Air, Zoned, Gas
Fireplace: Three+, Family Room, Rec Room/Den, Master Bedroom
Dining Area: Formal, Kitchen/Family Room
Utilities: Sewer, Natural Gas, Public Water
Garage: Attached, Opener
Possession: At Closing
Documents: Additional Photos
Proposed Financing: Conventional

Taxes & Financing

Assumable:	N	General Taxes:	\$5,602.59	General Tax Year:	2009
Yearly Specials:	\$0.00	Total Specials:	\$0.00	Currently Rented?	N
Yearly HOA Dues:	\$500.00	HOA Initiation Fee:	\$150.00	Earnest Money:	\$1T
HBBP Company:	COMFORT SYSTEMS			Rental Amount:	

Comments

Public Remarks: Bring your clients that are looking to remodel! Very large home in prestigious neighborhood with a great floor plan! Over half acre lot, backing East with pool and outdoor grilling/bar structure. View from back yard is of a common area and then the Golf Course. Beautiful entry with curved staircase, large living room with 2 story ceiling, ample formal dining, very spacious main floor family room adjoins the kitchen. Main floor study with built in bookcases could be converted to bedroom as there is a full bath on the main floor. Upstairs are three very large bedrooms, the master has a fireplace, all upstairs bedrooms have coffered ceilings. Jack and Jill bath between bedrooms 2 & 3. The basement has a very large family room with fireplace & wet bar plus plenty of room for billiards. This is an "AS IS" condition offering, roof was new in the early 2000's, windows and pool need work, buyers will want to remodel. Would be worth a lot more in different (great) condition.



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