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MLS#: 340800 m VT:
Status: Active
Type: Single Family OnSite Blt
Address: 2740 N WILDERNESS CT
 WICHITA, KS 67226
County: Sedgwick
Area: 425
Subdivision: WILDERNESS ADDITION
Asking Price: \$464,900
Class: Residential
Elem. School: Greenwich
Middle School: Circle
High School: Circle
\$/FLA-AGLA: \$125-\$183
Lot Size/SQFT: 16988
Appraisal?:

AG Bedrooms: 2
Total Bedrooms: 4
AG Full/Half Baths: 2/1
Total Baths: 3.5
Approx AGLA/Source: 2,543/Court House
Approx BFA/Source: 1,160/Measured
TFLA: 3,703
Garage: Three Car
Original Price: \$484,900
Levels: One Story
Basement: Yes - Finished
Approx. Age: 21 - 35 Years
Year Built: 1985
Acreage Range: City Lot
Acreage: 0.390
Auction?: N

General Info

Level	Room Type	Dimnsns	Floor
M	Master BR	17'6x16'	Carpet
M	Dining	15'x13'8	Wood
M	Living Room	23'6x17'6	Wood
M	Kitchen	21'6x12'6	Tile
M	Hearth Rm	14'8x14'	Tile
M	Bedroom	15'x13'8	Carpet
L	Family	35'x17'3	Carpet
L	Bedroom	17'x14'3	Carpet
L	Bedroom	14'6x13'	Carpet

Internet Display: Y
Comment Display: Y
Other Rooms: Family Room-Main Level, Foyer
Legal: LOT 4 BLOCK 2 WILDERNESS SECOND ADD.
Directions: 29th Street North half way between Rock and Webb, turn South on Wilderness Drive and go to third cross street.

Address Display: Y
Valuation Display: Y

Features

Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Range/Oven, Trash Compactor
Basement Finish: 2 Bedroom, 1 Bath, Rec/Family Room, Storage
Exterior Amenities: Fence-Other/See Remarks, Sprinkler System, Deck
Neighborhood Amenities: Golf Course, Greenbelt
Interior Amenities: Ceiling Fan(s), Closet-Walk-In, Hardwood Floors, Humidifier, Security System, Skylight(s), Vaulted Ceiling, Wet Bar, Whirlpool, Window Coverings-All
HOA Due Include: Other/See Remarks
Architecture: Ranch
Exterior Construction: Masonry-Brick
Lot Description: Corner
Cooling: Central, Zoned, Electric
Kitchen Features: Eating Bar, Island, Range Hood, Electric Hookup
Master Bedroom: Master Bdrm on Main Level, Master Bedroom Bath, Sep. Tub/Shower/Mstr Bdrm
Laundry: Main Floor, 220-Electric
Basement/Foundation: Full, Day Light
Ownership: Individual
Warranty: HBPP Purchased
Property Condition Rpt: Y

Flood Insurance: Unknown
Roof: Tile
Frontage: Paved Frontage
Heating: Forced Air, Zoned, Electric
Fireplace: Three+, Living Room, Family Room, Kitchen/Hearth Room
Dining Area: Eating Bar, Eating Space in Kitchen, Formal
Utilities: Sewer, Natural Gas, Public Water
Garage: Attached, Opener, Oversized, Side Load
Possession: At Closing
Documents:
Proposed Financing: Conventional

Taxes & Financing

Assumable:	N	General Taxes:	\$4,314.74	General Tax Year:	2011
Yearly Specials:	\$0.00	Total Specials:	\$0.00	Currently Rented?:	N
Yearly HOA Dues:	\$550.00	HOA Initiation Fee:	\$150.00	Earnest Money:	\$1T
HBBP Company:	COMFORT SYSTEMS			Rental Amount:	

Comments

Public Remarks: Where to start... This home is one of a kind! This full brick ranch has a floor plan taken from the Woodspring Patio Homes so, of course, it has the look and feel of a "patio home"! Located in sought after Wilderness Estates, this home has been so extensively updated it is impossible to relay all of the improvements. Over the last 10 years, new windows, new concrete tile roof, commercial size guttering, new custom leaded glass front door system with sidelights and transom, extensive "French Pattern" travertine flooring, new light and plumbing fixtures, new hardware, great wall finishes, an entirely new kitchen with custom made cherry cabinets, awesome Granite, killer appliances (including a GE Advantium wall oven), a stunning powder bath, a completely remodeled master bath with skylight, new basement carpet (last week), newer "Trane" HVAC systems (2) and the list goes on and on. The curb appeal is a "10" with circle drive with paver mid section, there is a separate drive to the oversized 3 car side loaded garage, the rear yard is not excessive but very charming! As they say, "a picture is worth a thousand words" so quit reading and look at the photo tour to get an idea of the unique quality and features of this home. Better yet, schedule a showing so you can see for yourself! Tallgrass CC membership is not included with the sale of this home but they are available.

MLS#: 340800

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Prepared by Frank Priest III of Coldwell Banker Plaza Real Estate - E Central on 10/31/2012 2:41:19 PM