

11/12/2018

Residential Customer Multi-Photo w/Contact

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<b>MLS #</b>	559367	<b>AG Bedrooms</b>	3
<b>Status</b>	Active	<b>Total Bedrooms</b>	3.00
<b>Type</b>	Single Family OnSite Blt	<b>AG Full/Half Bath</b>	2 / 1
<b>Address</b>	2817 W Cornelison Wichita, KS 67203	<b>T Full/T Half/T Baths</b>	2 / 1 / 3
<b>County</b>	Sedgwick	<b>Approx AGLA/Src</b>	1844 / Court House
<b>Area</b>	312	<b>Approx BFA/Src</b>	461.00 / Court House
<b>Subdivision</b>	RIVER PARK	<b>TFLA</b>	2,305
<b>Asking Price</b>	\$199,800	<b>Garage Size</b>	2
<b>Class</b>	Residential	<b>Original Price</b>	\$199,800
<b>Elem School</b>	McLean	<b>Levels</b>	One Story
<b>Middle School</b>	Marshall	<b>Basement</b>	Yes - Partially Finished
<b>High School</b>	North	<b>Approximate Age</b>	36 - 50 Years
<b>Lot Size/SqFt</b>	13416	<b>Year Built</b>	1968
<b>Sale/Rent/Auct...</b>	For Sale	<b>Acreage Range</b>	City Lot
		<b>Number of Acres</b>	0.31

**General Info**

Level	Room Type	Dimensions	Floor	Virtual Tour	Virtual Tour
M	Master Bedroom	15'10 x 11'5	Carpet		
M	Living Room	18'6 x 13'10	Wood Laminate		
M	Kitchen	13' x 12'5	Vinyl		
M	Family Room	17'5 x 13'11	Laminate - Other	<b>Parcel ID</b>	20173-131-12-0-12-02-021.00
M	Dining Room	13' x 9'6	Laminate - Other	<b>Display on Public Website</b>	Yes
M	Bedroom	13'6 x 11'10	Laminate - Other	<b>VOW: Allow 3rd Party Comm</b>	Yes
M	Bedroom	12'9 x 13'	Wood	<b>AG OTHER</b>	Family Room-Main Level, Foyer
B	Rec. Room	30' x 13'4	Laminate - Other	<b>ROOMS</b>	
M	Garage Space 1	21'7 x 20'10	Concrete	<b>Legal</b>	LOT 17 & W 2 FT LOT 16 BLOCK 3 RIVER PARK ADD.
				<b>Directions</b>	West of McLean on 21st to Hyacinth, go south on Hyacinth one block to Cornelison then turn west to home. Very easy access to and from 25th street exit on I235.

**Features**

**APPLIANCES** Dishwasher, Disposal, Range/Oven  
**BASEMENT FINISH** Bsmt Rec/Family Room, Bsmt Storage  
**EXTERIOR AMENITIES** Patio, Covered Patio, Fence-Wood, Guttering, Irrigation Well, Sprinkler System  
**INTERIOR AMENITIES** Central Vacuum, Hardwood Floors, Laminate – Other, Wood Laminate

<b>ARCHITECTURE</b> Ranch	<b>FLOOD INSURANCE</b> Unknown
<b>EXTERIOR CONSTRUCTION</b> Masonry-Brick	<b>ROOF</b> Composition
<b>LOT DESCRIPTION</b> Standard	<b>FRONTAGE</b> Paved Frontage
<b>COOLING</b> Central, Electric	<b>HEATING</b> Forced Air, Gas
<b>KITCHEN FEATURES</b> Eating Bar, Electric Hookup	<b>FIREPLACE</b> One, Family Room
<b>MASTER BEDROOM</b> Master Bedroom Bath, Shower/Master Bedroom	<b>DINING AREA</b> Kitchen/Family Room
<b>LAUNDRY</b> Main Floor, 220-Electric	<b>UTILITIES</b> Sewer, Natural Gas, Public Water
<b>BASEMENT / FOUNDATION</b> Partial, Std Bsmt Window no-egress	<b>GARAGE</b> Attached, Opener
<b>OWNERSHIP</b> Individual	<b>POSSESSION</b> At Closing
<b>WARRANTY</b> Home Warranty Purchased	<b>DOCUMENTS ON FILE</b> Lead Paint, Sellers Prop. Disclosure
<b>PROPERTY CONDITION REPORT</b> Yes	<b>PROPOSED FINANCING</b> Conventional, FHA, VA

**Taxes & Financing**

<b>Assumable Y/N</b>	No	<b>General Property Taxes</b>	\$2,113.61	<b>General Tax Year</b>	2017
<b>Yearly Specials</b>	\$5.88	<b>Total Specials</b>	\$0.00	<b>Currently Rented Y/N</b>	No
<b>Yearly HOA Dues</b>		<b>HOA Initiation Fee</b>		<b>Earnest \$ Deposited With</b>	S1T

**Comments**

Light, bright, and spacious low maintenance full brick ranch with a heavy composition roof has been stylishly renovated to a modern farmhouse aesthetic. This well-maintained home has abundant natural light from the many windows, complementing the open floor plan and neutral color scheme. Situated on a private lot with mature landscaping and a Koi pond in a quiet treed neighborhood, it is convenient to everything and just a short walk to the Arkansas River biking & walking path. This home is ready to move in and enjoy! One floor living is possible with all bedrooms, baths, and laundry on the main level. Tasteful modern updates everywhere you look, from the keyless front entry to the Fisher-Paykel double drawer dishwasher in the kitchen! Delightfully renovated kitchen also has a HUGE granite sink, a high -arc Moen faucet with integrated spray, pots and pans pullout organizer, new modern light fixture, and a dedicated Baking Center with butcher block top! The wood-burning fireplace (with gas starter) in the Family Room is visible from the Kitchen, Living Room, and Dining Room for cozy nights by the fire. Beautiful beamed ceilings, modern light fixtures, wood laminate floors, and neutral colors provide the perfect backdrop for your decor. Peaceful and spacious master bedroom has new Stainmaster carpet & padding, modern lighting, and a barn door that leads to the master bath with new luxury vinyl flooring. The stairway has new Stainmaster carpet & padding and leads to the finished basement room, which has new luxury vinyl flooring and is perfect for entertainment or exercise. Additional basement area houses a huge craft table with chalkboard top, a home office, and lots of shelving. Tons of closet space throughout the home provides easy and organized living. Mature landscaping: relaxing Koi pond; many mature trees – weeping Japanese Maple, Ginko, Live Oak, Redbud, Birds Nest Spruce, and fruit trees; perennials -- Roses, Iris, Hosta, Grape Hyacinth, Peonies, Wisteria, Lilac; and much more! Oversized 2 car garage and an adorable backyard shed offers lots of additional storage.

Sale Price  
Net Sold Price

Pending Date  
Closing Date

How Sold  
Short Sale Y/N



**For More Information Contact:**

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