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**MLS#:** 362794 m **VT:**   
**Status:** Active  
**Type:** Single Family OnSite Blt  
**Address:** 2819 N Wilderness Ct  
 WICHITA, KS 67226  
**County:** Sedgwick  
**Area:** 425  
**Subdivision:** WILDERNESS AT TALLGRASS  
**Asking Price:** \$365,000  
**Class:** Residential  
**Elem. School:** Greenwich  
**Middle School:** Circle  
**High School:** Circle  
**\$/TFLA-AGLA:** \$97-\$130  
**Lot Size/SQFT:** 17326  
**Appraisal?:**  
**AG Bedrooms:** 3  
**Total Bedrooms:** 4  
**AG Full/Half Baths:** 2/1  
**Total Baths:** 3.5  
**Approx AGLA/Source:** 2,798/Court House  
**Approx BFA/Source:** 967/Court House  
**TFLA:** 3,765  
**Garage:** Three Car  
**Original Price:** \$365,000  
**Levels:** 2 Story  
**Basement:** Yes - Finished  
**Approx. Age:** 21 - 35 Years  
**Year Built:** 1984  
**Acreeage Range:** City Lot  
**Acreeage:** 0.400  
**Auction?:** N

### General Info

Level	Room Type	Dimnsns	Floor	Internet Display:	Y	Address Display:	Y
U	Master BR	17.5x13.33	Carpet	Comment Display:	Y	Valuation Display:	Y
M	Dining	13.5x11.5	Wood	Other Rooms:	Family Room-Main Level, Foyer, Storage		
M	Living Room	13.5x11.5	Wood	Legal:	LOT 21 BLOCK 3 WILDERNESS ADD.		
M	Kitchen	16x11.33	Wood	Directions:	29th Street North half way between Rock and Webb, turn South on Wilderness Drive and then take the third right into Wilderness Ct. Home is on the left in the ball of the cul-de-sac.		
M	Family	17.5x15.5	Carpet				
U	Bedroom	13.75x11.66	Carpet				
U	Bedroom	11.75x11.75	Carpet				
L	Rec. Room	23x14.75	Carpet				
L	Bedroom	14.25x10.66	Carpet				
L	Exercise Rm	14x13.75	Vinyl				

### Features

<b>Appliances:</b>	Dishwasher, Disposal, Refrigerator, Range/Oven	<b>Flood Insurance:</b>	Unknown
<b>Basement Finish:</b>	1 Bedroom, 1 Bath, Rec/Family Room, Game Room, Wet Bar, Storage	<b>Roof:</b>	Composition
<b>Exterior Amenities:</b>	Balcony, Fence-Wrought Iron/Alum, Guttering, Sprinkler System, Storage Building(s), Storm Windows/Ins Glass, Covered Deck	<b>Frontage:</b>	Paved Frontage
<b>Neighborhood Amenities:</b>	Golf Course, Greenbelt, Add'l Dues May Apply	<b>Heating:</b>	Forced Air, Zoned, Gas
<b>Interior Amenities:</b>	Ceiling Fan(s), Closet-Walk-In, Hardwood Floors, Wet Bar, Window Coverings-All	<b>Fireplace:</b>	Three+, Family Room, Rec Room/Den, Master Bedroom
<b>HOA Due Include:</b>	Gen. Upkeep for Commons Areas	<b>Dining Area:</b>	Eating Bar, Eating Space in Kitchen, Formal
<b>Architecture:</b>	Traditional	<b>Utilities:</b>	Sewer, Natural Gas, Public Water
<b>Exterior Construction:</b>	Frame w/More than 50% Mas, Masonry-Brick	<b>Garage:</b>	Attached, Opener
<b>Lot Description:</b>	Cul-de-Sac, Irregular	<b>Possession:</b>	Negotiable
<b>Cooling:</b>	Central, Zoned, Electric	<b>Documents:</b>	Documents Online, Sellers Prop. Disclosure
<b>Kitchen Features:</b>	Eating Bar, Range Hood, Gas Hookup	<b>Proposed Financing:</b>	Conventional, FHA, VA
<b>Master Bedroom:</b>	Master Bedroom Bath, Sep. Tub/Shower/Mstr Bdrm, 2 Sinks		
<b>Laundry:</b>	Main Floor, 220-Electric		
<b>Basement/Foundation:</b>	Full, Day Light		
<b>Ownership:</b>	Individual		
<b>Warranty:</b>	HBPP Purchased		
<b>Property Condition Rpt:</b>	Y		

### Taxes & Financing

<b>Assumable:</b>	N	<b>General Taxes:</b>	\$4,820.45	<b>General Tax Year:</b>	2013
<b>Yearly Specials:</b>	\$0.00	<b>Total Specials:</b>	\$0.00	<b>Currently Rented?:</b>	N
<b>Yearly HOA Dues:</b>	\$550.00	<b>HOA Initiation Fee:</b>	\$150.00	<b>Earnest Money:</b>	SIT
<b>HBBP Company:</b>	OLD REPUBLIC			<b>Rental Amount:</b>	

### Comments

**Public Remarks:** A Wilderness Estates 2 story with a great floor plan! Wilderness Estates is known for its large lots and interlaced common areas with exceptional spacing between homes. The stunning kitchen was new in 1999 by Henzen Contractors and includes beautiful Maple cabinets, a professional gas cook top, double wall ovens, Granite counter tops and wood floor. The kitchen overlooks the main floor Family Room with an Atrium door to covered deck (the cover for the deck is the master bedroom balcony!). The home was originally a 4 bedrooms up plan but the 4th upstairs bed was captured into the Master as a sitting room with 3 way fireplace and coffee bar. The master bath and closet area are exceptional! Remodeled by Henzen Contractors in 1997 including great trim and cabinetry, huge soaker tub with its own water heater, his & hers closets by California closets and a huge separate cedar storage closet. The finished basement includes a spacious rec room with fireplace and wet bar, a game area with built in storage, a bedroom and remodeled bath plus a large storage area. Be sure to check out the hidden room behind the bar! Located on the ball of the cul-de-sac, the fenced lot is beautifully landscaped and backs to a nice common area providing a wooded buffer between you and the neighbors. The garage has an addition on the back which has a potting room and a golf cart or motorcycle storage garage with paved access. New exterior paint 4/11, new carpeting on main and second floor 4/11. This portion of Wilderness is located in the Circle School district with the 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, please contact Tallgrass Country Club for membership information.

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