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MLS#: 342168 m **VT:** Y
Status: Active
Type: Single Family OnSite Blt
Address: 2846 N WILDERNESS DR
 WICHITA, KS 67226
County: Sedgwick
Area: 425
Subdivision: WILDERNESS 2ND ADD
Asking Price: \$384,900
Class: Residential
Elem. School: Greenwich
Middle School: Benton
High School: Circle
\$/TFLA-AGLA: \$102-\$132
Lot Size/SQFT: 18000
Appraisal?:

AG Bedrooms: 4
Total Bedrooms: 5
AG Full/Half Baths: 3/1
Total Baths: 4.5
Approx AGLA/Source: 2,915/Appraiser
Approx BFA/Source: 854/Measured
TFLA: 3,769
Garage: Three Car
Original Price: \$384,900
Levels: 2 Story
Basement: Yes - Finished
Approx. Age: 21 - 35 Years
Year Built: 1985
Acreage Range: City Lot
Acreage:
Auction?: N

General Info

Level	Room Type	Dimnsns	Floor
U	Master BR	17'4X16'	Wood
M	Dining	13'8X13'	Wood
M	Living Room	15'3X11'8	Wood
M	Kitchen	19'9X15'6	Wood
M	Family	24'3X15'6	Wood
U	Bedroom	14'X11'	Carpet
U	Bedroom	13'3X12'	Carpet
U	Bedroom	21'X13'4	Carpet
L	Family	21'X14'9	Carpet
L	Bedroom	12'6X11'3	Carpet
L	Exercise Rm	13'X11'	Carpet

Internet Display: Y
Comment Display: Y
Other Rooms: Exercise Room, Family Room-Main Level, Office, Storage
Legal: LOT 3 BLOCK 1 WILDERNESS SECOND ADD.
Directions: 29TH STREET NORTH HALF WAY BETWEEN ROCK AND WEBB, TURN SOUTH INTO WILDERNESS ESTATES, GO SOUTH 2 BLOCKS TO HOUSE ON EAST SIDE OF STREET
Address Display: Y
Valuation Display: Y

Features

Appliances: Dishwasher, Disposal, Microwave, Range/Oven
Basement Finish: 1 Bedroom, 1 Bath, Rec/Family Room, Storage, 1 Add. Finished Room
Exterior Amenities: In Ground Pool, Fence-Wrought Iron/Alum, Guttering, Sprinkler System, Storm Windows/Ins Glass, Deck
Neighborhood Amenities: Golf Course, Greenbelt
Interior Amenities: Ceiling Fan(s), Closet-Walk-In, Hardwood Floors, Intercom System, Window Coverings-Part
HOA Due Include: Other/See Remarks
Architecture: Traditional
Exterior Construction: Frame w/More than 50% Mas
Lot Description: Corner
Cooling: Central, Zoned, Electric
Kitchen Features: Desk, Island, Pantry
Master Bedroom: Master Bedroom Bath, Sep. Tub/Shower/Mstr Bdrm
Laundry: Main Floor, Separate Room
Basement/Foundation: Full, Day Light
Ownership: Individual
Warranty: HBPP Purchased
Property Condition Rpt: Y
Flood Insurance: Unknown
Roof: Shake
Frontage: Paved Frontage
Heating: Forced Air, Zoned, Gas
Fireplace: Two, Family Room, Rec Room/Den
Dining Area: Eating Space in Kitchen, Formal
Utilities: Sewer, Natural Gas, Public Water
Garage: Attached, Side Load
Possession: At Closing
Documents: Sellers Prop. Disclosure
Proposed Financing: Conventional, FHA, VA

Taxes & Financing

Assumable:	N	General Taxes:	\$4,411.07	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:	SECURITY 1ST TITLE
HBBP Company:	COMFORT SYSTEMS			Rental Amount:	

Comments

Public Remarks: AN EXCEPTIONAL EXAMPLE OF A TRADITIONAL 5 BEDROOM TWO STORY, LOCATED ON A LARGE WOODED LOT WITH WROUGHT IRON FENCING, THIS MARVELOUS WILDERNESS ESTATES HOME HAS MUCH TO OFFER! 4 SECOND FLOOR BEDROOMS WITH 3 SECOND FLOOR BATHS, MAIN FLOOR STUDY AND MAIN FLOOR FAMILY ROOM, BRIGHT KITCHEN WITH QUARTZ COUNTER TOPS AND A SEPARATE LAUNDRY ROOM! THE FINISHED BASEMENT INCLUDES A FAMILY ROOM WITH FIREPLACE, WORK-OUT ROOM, 5TH BEDROOM, A BATH AND LOTS OF STORAGE. THE EAST BACK YARD IS VERY INVITING WITH A LARGE WOOD DECK WITH BUILT-IN SEATING OVERLOOKING A SPARKLING POOL WITH ELECTRIC COVER. DON'T WORRY, THERE IS STILL PLENTY OF YARD FOR PLAY! DON'T FORGET THE NEW CIRCLE GREENWICH ELEMENTARY SCHOOL IS JUST A SHORT RIDE TO 32ND AND GREENWICH. EXTENSIVE UPDATING INCLUDING: NEW HEATING AND AIR IN 1999, NEW WINDOWS IN 2000, NEW GARAGE DOORS AND OPENERS IN 2000, NEW APPLIANCES IN 2001-2002 & 2012, "TREATED" SHAKE ROOF IN 2004, QUARTZ KITCHEN COUNTERS AND TILE BACKSPLASH IN 2007, DECK WITH SEATING IN 2007, NEW LIGHT FIXTURES, NEW POOL LINER AND COVER FABRIC IN 2012

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Prepared by Frank Priest III of Coldwell Banker Plaza Real Estate - E Central on 9/5/2012 7:48:38 AM