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MLS#: 355157 m **VT:** Y
Status: Active
Type: Single Family OnSite Blt
Address: 2935 FLINT HILLS NATIONAL PARKWAY
 ANDOVER, KS 67002
County: Butler
Area: B54
Subdivision: FLINT HILLS NATIONAL
Asking Price: \$1,550,000
Class: Residential
Elem. School: PRAIRIE CREEK
Middle School: Andover Central
High School: Andover Central
\$/TFLA-AGLA: \$183-\$311
Lot Size/SQFT: 117600
Appraisal?:

AG Bedrooms: 4
Total Bedrooms: 6
AG Full/Half Baths: 4/1
Total Baths: 7
Approx AGLA/Source: 5,764/Builder Plans
Approx BFA/Source: 2,709/Builder Plans
Approx TFLA: 8,473
Garage: Three Car
Original Price: \$1,795,000
Levels: 1 - 1/2 Story
Basement: Yes - Finished
Approx. Age: 6 - 10 Years
Year Built: 2005
Acreeage Range: 1.01 - 5 Acres
Acreeage:
Auction?: N

General Info

Level	Room Type	Dimnsns	Floor
M	Master BR	19'3x15'6	Wood
M	Family	26'9x20'3	Wood
M	Living Room	21'6x18'4	Wood
M	Kitchen	25'6x21'6	Tile
M	Office	17'x15'8	Wood
M	Dining	21'9x13'9	Wood
U	Bedroom	14'4x13'8	Carpet
U	Bedroom	15'6x15'6	Carpet
U	Bedroom	18'3x14'6	Carpet
L	Family	40'x25'	Carpet
L	Theater	20'x20'	Carpet
L	Exercise Rm	19'x16'3	Carpet

Internet Display: Y
Comment Display: Y
Estimated Completion Date:
Builder Name: DB CONSTRUCTION
Other Rooms: Bonus Room, Family Room-Main Level, Foyer, Mud Room, Office, Theater
Legal: FLINT HILLS NATL ADD(PH4A) , BLOCK 1 , LOT 1
Directions: Approximately 8/10 mile South of SW 120th(Pawnee)on Butler Road to the South Flint Hills National gated entrance on the East side of the road. Gate code required, please speak to the listing agent.

Features

Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Range/Oven
Basement Finish: 2 Bedroom, 1/2 Bath, 1 Bath, Rec/Family Room, Wet Bar, Storage, 1 Add. Finished Room
Exterior Amenities: Patio, Covered Patio, Guttering, Irrigation Well, Sprinkler System, Covered Deck
Neighborhood Amenities: Golf Course, Greenbelt, Add'l Dues May Apply
Interior Amenities: Ceiling Fan(s), Central Vacuum, Closet-Walk-In, Hardwood Floors, Humidifier, Security System, Wet Bar, Whirlpool, Window Coverings-All, Wired for Surround Sound
HOA Due Include: Other/See Remarks
Architecture: Traditional
Exterior Construction: Masonry-Stone
Lot Description: Golf Course, Wooded
Cooling: Central, Zoned, Electric
Kitchen Features: Desk, Eating Bar, Island, Pantry, Range Hood, Electric Hookup, Gas Hookup
Master Bedroom: Master Bdrm on Main Level, Split Bedroom Plan, Master Bedroom Bath, Sep. Tub/Shower/Mstr Bdrm
Laundry: Upper Level
Basement/Foundation: Full, Walk Out Basement
Ownership: Individual
Warranty: No Warranty Provided
Property Condition Rpt: Y

Flood Insurance: Unknown
Roof: Other/See Remarks
Frontage: Paved Frontage
Heating: Forced Air, Zoned, Gas
Fireplace: Three+, Family Room, Kitchen/Hearth Room
Dining Area: Eating Space in Kitchen, Formal
Utilities: Sewer, Natural Gas, Public Water
Garage: Attached, Opener, Oversized
Possession: At Closing
Documents:
Proposed Financing: Conventional, Owner Carry

Taxes & Financing

Assumable:	N	General Taxes:	\$34,001.02	General Tax Year:	1202
Yearly Specials:	\$2,151.86	Total Specials:	\$18,142.20	Currently Rented?:	N
Yearly HOA Dues:	\$820.00	HOA Initiation Fee:	\$200.00	Earnest Money:	\$1T
HBBP Company:				Rental Amount:	

Comments

Public Remarks: A fabulous stone story and a half on 2.7 acres at Flint Hills National Golf! Unparalleled quality by Doug Buchanan of DB Construction! Thoughtfully designed with ample room sizes, exquisite trim, cabinetry and custom iron work throughout. Upon entering you are welcomed by a lovely formal living room with Cherry flooring and a wall of windows overlooking the wooded rear yard, nearby is the 21'+ formal dining, the huge main floor family room with timbered ceiling, stone fireplace and yet another wall of windows opens to the 64' Slate lanai. The kitchen is warm and inviting, don't miss the reclaimed French tile flooring, Wolf and Sub-zero appliances including a 60" double oven - 6 burner w/griddle commercial range! Beautifully detailed backsplash tile, a corner fireplace, a large walk-in pantry, a planning desk plus space for large family breakfasts. The master suite is equally inviting including Cherry flooring, large windows with private view, his/hers closets with built-ins and a stunning bath. Across from the master is an intricately paneled study with a cozy fireplace and many built-ins! The second floor is equally spacious and includes 3 large bedrooms, each with a private bath plus an oversized study/play loft with unique arched window. The walk-out lower level is ready to party! The Family room is generous and is served by the fully equipped walk-in wet bar area! Additional rooms include a 20' x 20' fully adorned home theater, a highly detailed "wine cave" with tasting island, two giant bedrooms (one currently serves as the workout room), a full bath, a guest powder room and two large storage rooms. Additional features include: DaVinci roof with Copper ridge, Copper guttering, massive Slate front porch, corbel detail on soffits, Cedar faced garage doors, great privacy with only 1 adjoining lot, pond view from front, room for a circular drive in front, room for a pool and an additional detached garage plus much more! Don't miss this opportunity!
Private Remarks: Owner will consider financing under the right circumstances. Please speak with Frank about this possibility.

Office and Showing Information

LstOff:	Coldwell Banker Plaza Real Estate - E Central	Office Phone	316-686-7121	Lst Date:	07/15/2013
LstAgt:	<u>Frank Priest III</u> - FPRIEST	Cntct Ord	Ph. Num	Exp Date:	12/31/2013
Co-Off:		Cell	316-6857121	Sub-Agent	0
Co-Agt:	-			Buyer Broker	3
DOM/CDOM:	60/60			Trans Broker	3
Type of Listing	Excl Right w/o Reserve			Var Comm	NONVAR
ToShow:	Call Showing #			Agent Type	DesignatedSellAgt
Lockbox	Other - See Private Remarks			Input Date	07/16/2013
		Showing Phone	9457400	Showing/Appt:	316-945-7400 Schedule Showing
		Model Home Ph.			
	MLS#:	355157			

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Prepared by Frank Priest III of Coldwell Banker Plaza Real Estate - E Central on 9/12/2013 5:13:47 PM