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**MLS#:** 342740 m VT:   
**Status:** Active  
**Type:** Single Family OnSite Blt  
**Address:** 4125 N PLUM TREE  
 WICHITA, KS 67226  
**County:** Sedgwick  
**Area:** 435  
**Subdivision:** WILLOWBEND  
**Asking Price:** \$288,500  
**Class:** Residential  
**Elem. School:** Gammon  
**Middle School:** Stucky Middle  
**High School:** Heights  
**\$/TFLA-AGLA:** \$75-\$128  
**Lot Size/SQFT:** 9597  
**Appraisal?:**

**AG Bedrooms:** 2  
**Total Bedrooms:** 4  
**AG Full/Half Baths:** 2/0  
**Total Baths:** 3  
**Approx AGLA/Source:** 2,258/Court House  
**Approx BFA/Source:** 1,580/Court House  
**TFLA:** 3,838  
**Garage:** Two Car  
**Original Price:** \$288,500  
**Levels:** One Story  
**Basement:** Yes - Finished  
**Approx. Age:** 21 - 35 Years  
**Year Built:** 1987  
**Acreeage Range:** City Lot  
**Acreeage:**  
**Auction?:** N

### General Info

Level	Room Type	Dimnsns	Floor
M	Master BR	16'9x13'6	Carpet
M	Dining	16'x11'8	Carpet
M	Living Room	19'4x18'	Carpet
M	Kitchen	15'4x13'	Wood
M	Hearth Rm	15'x13'	Wood
M	Sun Rm	17'3x11'	Tile
M	Bedroom	13'4x11'6	Carpet
L	Family	33'6x17'6	Carpet
L	Bedroom	16'x14'6	Carpet
L	Bedroom	12'9x12'4	Carpet

**Internet Display:** Y  
**Comment Display:** Y  
**Other Rooms:** Foyer, Hearth Room, Storage, Sun Room  
**Legal:** LOT 5 BLOCK 4 WILLOWBEND FIRST ADD.  
**Directions:** North of 37th on Rock to Mulberry, Right (East) on Mulberry to Plum Tree, turn right on Plum Tree to house  
**Address Display:** Y  
**Valuation Display:** Y

### Features

**Appliances:** Dishwasher, Disposal, Microwave, Range/Oven  
**Basement Finish:** 2 Bedroom, 1 Bath, Rec/Family Room, Wet Bar  
**Exterior Amenities:** Fence-Wrought Iron/Alum, Guttering, Sprinkler System, Storm Windows/Ins Glass, Deck  
**Neighborhood Amenities:** Golf Course, Greenbelt  
**Interior Amenities:** Ceiling Fan(s), Hardwood Floors, Humidifier, Wet Bar, Window Coverings-All  
**HOA Due Include:** Other/See Remarks  
**Architecture:** Ranch  
**Exterior Construction:** Frame w/Less than 50% Mas  
**Lot Description:** Golf Course  
**Cooling:** Central, Electric  
**Kitchen Features:** Desk, Eating Bar, Island  
**Master Bedroom:** Split Bedroom Plan, Sep. Tub/Shower/Mstr Bdrm  
**Laundry:** Main Floor  
**Basement/Foundation:** View Out  
**Ownership:** Individual  
**Warranty:** No Warranty Provided  
**Property Condition Rpt:** Y  
**Flood Insurance:** Unknown  
**Roof:** Shake  
**Frontage:** Paved Frontage  
**Heating:** Forced Air, Gas  
**Fireplace:** One, Kitchen/Hearth Room  
**Dining Area:** Eating Bar, Eating Space in Kitchen, Formal  
**Utilities:** Sewer, Natural Gas, Public Water  
**Garage:** Attached, Opener  
**Possession:** At Closing  
**Documents:**  
**Proposed Financing:** Conventional, FHA, VA

### Taxes & Financing

<b>Assumable:</b>	N	<b>General Taxes:</b>	\$3,702.13	<b>General Tax Year:</b>	2011
<b>Yearly Specials:</b>	\$0.00	<b>Total Specials:</b>	\$0.00	<b>Currently Rented?:</b>	N
<b>Yearly HOA Dues:</b>	\$427.00	<b>HOA Initiation Fee:</b>	\$0.00	<b>Earnest Money:</b>	S1T
<b>HBBP Company:</b>				<b>Rental Amount:</b>	

### Comments

**Public Remarks:** Be sure and check out this great ranch in Willowbend with a super Golf Course view! Many upgrades including a beautiful sun room added in 2011, new appliances, HVAC in 2006 and much more! Low maintenance composite deck overlooks the fenced yard with mature trees! This home is ready for occupancy, don't wait!

MLS#: 342740

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Prepared by Frank Priest III of Coldwell Banker Plaza Real Estate - E Central on 9/15/2012 11:11:52 AM