

03/22/2017

Residential Customer Multi-Photo w/Contact

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MLS #	532766	AG Bedrooms	3
Status	Active	Total Bedrooms	5.00
Type	Single Family OnSite Blt	AG Full/Half Bath	2 / 1
Address	450 N Rainbow Lakes Road Wichita, KS 67235	T Full/T Half/T Bat...	3 / 1 / 4
County	Sedgwick	Approx AGLA/Src	2677 / Court House
Area	121	Approx BFA/Src	1294.00 / Court House
Subdivision	RAINBOW LAKES WEST AD...	TFLA	3,971
Asking Price	\$379,900	Garage Size	3
Class	Residential	Original Price	\$379,900
Elem School	Apollo Elementary	Levels	One Story
Middle School	Dwight D. Eisenhower	Basement	Yes - Finished
High School	Dwight D. Eisenhower	Approximate Age	36 - 50 Years
Lot Size/SqFt	32087	Year Built	1978
Sale/Rent/Auct...	For Sale	Acreage Range	1/2 to 1 Acre
		Number of Acres	0.74

General Info

Level	Room Type	Dimensions	Floor
M	Master Bedroom	23' x 15'	Carpet
M	Living Room	29' x 15'	Wood
M	Kitchen	22'9 x 14'	Tile
M	Dining Room	17' x 12'	Carpet
M	Bedroom	15' x 12'	Wood
M	Bedroom	13'9 x 13'	Carpet
L	Family Room	41' x 15'6	Carpet
L	Office	15' x 11'8 or...	Carpet
L	Bedroom	19'6 x 14'3	Carpet
M	Garage Space 1	30'+	Con...
M	Garage Space 2	23'	Con...
M	Garage Space 3	23'	Con...

Virtual Tour	Virtual Tour		
Parcel ID	20173-146-24-0-21-01-013.00		
Display on Public Website	Yes	Display Address	Yes
VOW: Allow 3rd Party Comm	Yes	VOW: Allow AVM	Yes
AG OTHER ROOMS	Office, Storage, Concrete Storm Room		
Legal	LOT 10 BLOCK 2 RAINBOW LAKES WEST ADD.		
Directions	135th between Maple and Central to Rolling Hills Dr, east on Rolling Hills to Saddle, left on Saddle, follow Saddle to Rainbow lakes and the home will be right in front of you.		
Old Total Baths			

Features

Cumulative DOM 0

APPLIANCES Dishwasher, Disposal, Microwave, Refrigerator, Range/Oven, Trash Compactor

BASEMENT FINISH 2 Bedroom, 1 Bath, Bsmt Rec/Family Room, Bsmt Storage, Bsmt Concrete Storm Room

EXTERIOR AMENITIES Covered Patio, Covered Deck, Fence-Wrought Iron/Alum, Guttering, Irrigation Well, Screened Porch, Sprinkler System

NEIGHBORHOOD AMENITIES Greenbelt, Lake/Pond

INTERIOR AMENITIES Ceiling Fan(s), Closet-Walk-In, Fireplace Doors/Screens, Hardwood Floors, Humidifier, Intercom System, Whirlpool, Window Coverings-All

HOA DUES INCLUDE Other/See Remarks

ARCHITECTURE Ranch

EXTERIOR CONSTRUCTION Frame, Masonry-Brick, Masonry-Stone

LOT DESCRIPTION Pond/Lake, Wooded, Waterfront w/Access

COOLING Central, Zoned, Electric

KITCHEN FEATURES Eating Bar, Range Hood, Gas Hookup

MASTER BEDROOM Master Bdrm on Main Level, Shower/Master Bedroom, Two Sinks

LAUNDRY Main Floor, Separate Room

BASEMENT / FOUNDATION Full, Walk Out At Grade

OWNERSHIP Individual

WARRANTY Home Warranty Purchased

FLOOD INSURANCE Unknown

ROOF Composition

FRONTAGE Paved Frontage

HEATING Forced Air, Zoned, Gas

FIREPLACE Two, Living Room, Family Room, Woodburning, Blower

DINING AREA Eating Bar, Eating Space in Kitchen, Formal

UTILITIES Septic, Natural Gas, Public Water

GARAGE Attached, Opener, Oversized

POSSESSION At Closing

PROPOSED FINANCING Conventional, FHA, VA

Taxes & Financing

Assumable Y/N	No	General Property Taxes	\$4,885.08	General Tax Year	2016
Yearly Specials	\$1,754.69	Total Specials	\$21,057.07	Currently Rented Y/N	No
Yearly HOA Dues	\$50.00	HOA Initiation Fee	\$0.00	Earnest \$ Deposited With	S1T

Comments

Backing east to a beautiful lake on a nearly 3/4 acre fenced lot, it just doesn't get any better than that! A very well maintained, custom built, one owner brick and stone ranch with awesome room sizes! Start with the remodeled kitchen boasting Cherry cabinets and solid surface counter tops, continue to the ample main floor living room with coffered ceiling, pegged Oak flooring and heatalator fireplace, a large 20' x 12' screened porch adjoins the living room and provides an incredible view of the lake. The master bedroom is oversized and offers his and her closets plus an en suite bath with makeup vanity, two sinks and a large shower. The two main floor guest bedrooms are spacious and share a hall bath! The full walk-out lower level includes a 41' family room with second heatalator fireplace, two additional bedrooms (one previously used as an office), a very large hall bath with jetted tub and still tons of unfinished space for storage. Let's not forget the concrete "storm room" under the front porch! The fenced back yard is oversized and includes a soothing water feature and mature trees. The garage is extremely large, approximately half of the garage is 30+ feet deep and the remainder is 23 feet deep so it should accommodate just about anything. The newer concrete driveway is long and wide and provides loads of parking for your guests! Quit reading and go look at the virtual tour or better yet, schedule an appointment to see this rare offering for yourself!

How Sold
Net Sold Price
Sale Price

Pending Date
Closing Date

Includes Lot Y/N
Previously Listed Y/N
Short Sale Y/N



Huge new Driveway



For More Information Contact:

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