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MLS#: 323248 m **VT:** Y
Status: Active
Type: Single Family OnSite Blt
Address: 509 N BRACKEN
 WICHITA, KS 67206
County: Sedgwick
Area: 408
Subdivision: CRESTLAKE
Asking Price: \$399,900
Class: Residential
Elem. School: Wheatland
Middle School: Andover
High School: Andover
\$/TFLA-AGLA: \$112-\$204
Lot Size/SQFT: 14375
Appraisal?:

AG Bedrooms: 3
Total Bedrooms: 5
AG Full/Half Baths: 2/0
Total Baths: 1
AGLA: 1,960
BFA: 1,600
TFLA/Source: 3,560/Court House
Garage: Three Car
Original Price: \$399,900
Levels: One Story
Basement: Yes - Finished
Approx. Age: 5 or Less
Year Built: 2007
Creage Range: City Lot
Creage: 0.330
Auction?: N

General Info

Level	Room Type	Dimnsns	Floor
M	Master BR	15'8x15	Wood
M	Dining	11'6x10	Wood
M	Living Room	20x17	Wood
M	Kitchen	23x10	Wood
M	Bedroom	12'3x12	Carpet
M	Bedroom	11x10'3	Carpet
L	Family	30x19'4	Carpet
L	Bedroom	14x14	Carpet
L	Bedroom	15'8x13'9	Carpet

Internet Display: Y **Address Display:** Y
Comment Display: Y **Valuation Display:** Y
Other Rooms:
Legal: LOT 3 BLOCK 1 CRESTLAKE ADD
Directions: Between Greenwich and 127th on E Central, just North of Central on Bracken

Features

Appliances: Dishwasher, Disposal, Range/Oven
Basement Finish: 2 Bedroom, 1 Bath, Wet Bar, Storage
Exterior Amenities: Irrigation Well, Sprinkler System, Deck, Covered Deck
Neighborhood Amenities: Greenbelt, Lake/Pond
Interior Amenities: Ceiling Fan(s), Central Vacuum, Closet-Walk-In, Hardwood Floors, Security System, Vaulted Ceiling, Wet Bar, Wired for Surround Sound
HOA Due Include: Other/See Remarks
Architecture: Ranch
Exterior Construction: Frame w/Less than 50% Mas
Lot Description: Standard, Wooded
Cooling: Central, Electric
Kitchen Features: Desk, Eating Bar, Island, Pantry, Range Hood
Master Bedroom: Split Bedroom Plan, Sep. Tub/Shower/Mstr Bdrm
Laundry: Main Floor, Separate Room
Basement/Foundation: Full, Walk Out Basement
Ownership: Individual
Warranty: No Warranty Provided
Property Condition Rpt: Y
Flood Insurance: Unknown
Roof: Composition
Frontage: Paved Frontage
Heating: Forced Air, Gas
Fireplace: Two, Living Room, Family Room
Dining Area: Eating Bar, Kitchen/Dining Combo, Living/Dining Combo
Utilities: Sewer, Natural Gas, Public Water
Garage: Attached, Opener
Possession: At Closing
Documents:
Proposed Financing: Conventional, FHA, VA

Taxes & Financing

Assumable:	N	General Taxes:	\$6,091.19	General Tax Year:	2010
Yearly Specials:	\$1,910.45	Total Specials:	\$23,171.65	Currently Rented?:	N
Yearly HOA Dues:	\$480.00	HOA Initiation Fee:	\$400.00	Earnest Money:	\$1T
HBBP Company:				Rental Amount:	

Comments

Public Remarks: FORMER MODEL FOR SALE - PROBABLY THE BEST APPOINTED HOME IN WICHITA FOR THIS PRICE - DRAMATIC WOOD BEAMED, VAULTED CEILING DETAIL IN GREAT ROOM MAKES A LASTING IMPRESSION! THE CUSTOM CAST STONE FIREPLACE AND RANGE HOOD ARE STUNNING! OPEN AND INVITING DESIGN WITH FORMAL DINING PLUS A VERY SPACIOUS BREAKFAST NOOK/CASUAL EATING AREA TO ALLOW FOR LARGE FAMILY GATHERINGS OR ENTERTAINING. OVERSIZED GRANITE TWO TIERED PREP BAR IN KITCHEN KEEPS THE KITCHEN LOOKING TIDY AS YOUR CHEF PREPARES MEALS. THE CABINETRY AND SCRAPED WOOD FLOORS BLEND BEAUTIFULLY. A FABULOUS BASEMENT FAMILY ROOM OFFERS A VERY SPACIOUS WET BAR PLUS FABULOUS STONE AND BRICK ENTERTAINMENT CENTER. WHOLE HOUSE AUDIO, CENTRAL VAC, AND MUCH MORE! THE NATURAL SERENE SETTING IS VIEWED FROM ABUNDANT FLOOR TO CEILING WINDOWS. STROLL OUT OF THE LOWER LEVEL FAMILY ROOM TO A LARGE CONCRETE PATIO AND WALK AMIDST THE TREES. THIS IS ONE OF THOSE RARE WICHITA LOTS THAT OFFERS GREAT PRIVACY AND A WOODED VIEW!

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Prepared by Frank Priest III of Coldwell Banker Plaza Real Estate - E Central on 6/3/2011 10:42:42 AM