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**MLS#:** 330949 m VT: Y   
**Status:** Active  
**Type:** Single Family OnSite Blt  
**Address:** 606 E WOODSTONE CT  
 ANDOVER, KS 67002  
**County:** Butler  
**Area:** B51  
**Subdivision:** CRESCENT LAKES  
**Asking Price:** \$236,900  
**Class:** Residential  
**Elem. School:** Sunflower  
**Middle School:** Andover Central  
**High School:** Andover Central  
**\$/TFLA-AGLA:** \$74-\$138  
**Lot Size/SQFT:** 11354  
**Appraisal?:**

**AG Bedrooms:** 3  
**Total Bedrooms:** 5  
**AG Full/Half Baths:** 2/0  
**Total Baths:** 3  
**AGLA:** 1,722  
**BFA:** 1,474  
**TFLA/Source:** 3,196/Appraiser  
**Garage:** Three Car  
**Original Price:** \$236,900  
**Levels:** One Story  
**Basement:** Yes - Finished  
**Approx. Age:** 6 - 10 Years  
**Year Built:** 2003  
**Acreage Range:** City Lot  
**Acreage:**  
**Auction?:** N

### General Info

Level	Room Type	Dimnsns	Floor
M	Master BR	15x13	Carpet
M	Dining	13x10	Wood
M	Living Room	15x15	Carpet
M	Kitchen	14x13'8	Wood
M	Bedroom	11'4x11	Carpet
M	Bedroom	11x10'6	Carpet
L	Family	38'4X19	Carpet
L	Office	12'4x10	Carpet
L	Bedroom	13x11'4	Carpet
L	Bedroom	13x10	Carpet

**Internet Display:** Y  
**Address Display:** Y  
**Comment Display:** Y  
**Valuation Display:** Y  
**Other Rooms:**  
**Legal:** CRESCENT LAKES ADD (PH 3) Block: 3 Lot: 25  
**Directions:** East of Andover Road on Central to Crescent Lakes, turn left (North) on Woodstone and then right (East) on Woodstone Ct. Home is on the left (view from back yard is North)

### Features

**Appliances:** Dishwasher, Disposal, Range/Oven  
**Basement Finish:** 2 Bedroom, 1 Bath, Rec/Family Room, Office  
**Exterior Amenities:** Fence-Wood, Irrigation Well, Sprinkler System, Deck, Covered Deck  
**Neighborhood Amenities:** Greenbelt, Lake/Pond, Playground, Swimming Pool  
**Interior Amenities:** Ceiling Fan(s), Closet-Walk-In, Hardwood Floors, Window Coverings-All  
**HOA Due Include:** Other/See Remarks  
**Architecture:** Ranch  
**Exterior Construction:** Frame w/Less than 50% Mas  
**Lot Description:** Cul-de-Sac  
**Cooling:** Central, Electric  
**Kitchen Features:** Eating Bar, Pantry, Range Hood  
**Master Bedroom:** Split Bedroom Plan, Sep. Tub/Shower/Mstr Bdrm  
**Laundry:** Main Floor  
**Basement/Foundation:** Full, View Out  
**Ownership:** Individual, RELO Individual  
**Warranty:** No Warranty Provided  
**Property Condition Rpt:** Y

**Flood Insurance:** Unknown  
**Roof:** Composition  
**Frontage:** Paved Frontage  
**Heating:** Forced Air, Gas  
**Fireplace:** One, Living Room, Gas  
**Dining Area:** Eating Bar, Formal  
**Utilities:** Sewer, Natural Gas, Public Water  
**Garage:** Attached, Opener  
**Possession:** At Closing  
**Documents:** Documents Online  
**Proposed Financing:** Conventional, FHA, VA

### Taxes & Financing

<b>Assumable:</b>	N	<b>General Taxes:</b>	\$4,396.68	<b>General Tax Year:</b>	2011
<b>Yearly Specials:</b>	\$1,324.87	<b>Total Specials:</b>	\$12,573.98	<b>Currently Rented?:</b>	N
<b>Yearly HOA Dues:</b>	\$360.00	<b>HOA Initiation Fee:</b>	\$150.00	<b>Earnest Money:</b>	\$1T
<b>HBBP Company:</b>				<b>Rental Amount:</b>	

### Comments

**Public Remarks:** A near perfect floor plan! This former model home has so much to offer, a split bedroom plan with great room sizes including the master bedroom with coffered ceiling, large master bath with soaker tub & 4' shower plus a 3 level closet! The kitchen has exquisite trim detail including a custom range hood and large walk-in pantry. Hardwood flooring in the kitchen and dining room give the home a warm feeling. The viewout lower level includes a massive 38' family/game room, there is a wet bar rough in near the foot of the stairs, two large bedrooms, an office area and a full bath complete this level. The ample unfinished area includes a constructed steel storm shelter. Yard maintenance is easy and efficient with the sprinkler system and irrigation well and the wood privacy fence makes it easier to keep track of those little wanderers. Special Financing incentives available on this property from SIRVA's preferred lender, see attached financing offer.

MLS#: 330949



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