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MLS#: 309544 m VT: Y
Status: Active
Type: Single Family OnSite Blt
Address: 621 S LIGHTNER
 WICHITA, KS 67218
County: Sedgwick
Area: 503
Subdivision: LIGHTNER PARK ADD.
Asking Price: \$73,500
Class: Residential
Elem. School: Caldwell
Middle School: Curtis
High School: Southeast
\$/TFLA-AGLA: \$72-\$73
Lot Size/SQFT: 6600
Appraisal?:

AG Bedrooms: 2
Total Bedrooms: 2
AG Full/Half Baths: 1/0
Total Baths: 1
AGLA: 1,009
BFA: 0
TFLA/Source: 1,009/Court House
Garage: One Car
Original Price: \$73,500
Levels: One Story
Basement: None
Approx. Age: 51 - 80 Years
Year Built: 1951
Acreage Range: City Lot
Acreage:
Auction?: N

General Info

Level	Room Type	Dimnsns	Floor
M	Master BR	13.5x9.5	Wood
M	Family	13x9.33	Tile
M	Living Room	15x13	Wood
M	Kitchen	16x7.66	Vinyl
M	Bedroom	11.25x10	Wood
M	Dining	7.66x7	Wood

Internet Display: Y
Address Display: Y
Comment Display: Y
Valuation Display: Y
Other Rooms: Family Room-Main Level
Legal: Lot 18, Block A, Lightner Park Addition
Directions: East of Edgemoor on Orme to Lightner then south

Features

Appliances: Dishwasher, Refrigerator, Range/Oven
Basement Finish: None
Exterior Amenities: Covered Patio, Fence-Chain, Guttering
Neighborhood Amenities:
Interior Amenities: Hardwood Floors
HOA Due Include:
Architecture: Ranch
Exterior Construction: Masonry-Brick
Lot Description: Standard
Cooling: Central, Electric
Kitchen Features: Electric Hookup
Master Bedroom: Master Bdrm on Main Level
Laundry: Main Floor
Basement/Foundation: Crawl Space
Ownership: Individual
Warranty: HBPP Purchased
Property Condition Rpt: Y
Flood Insurance: Unknown
Roof: Composition
Frontage: Paved Frontage
Heating: Forced Air, Gas
Fireplace:
Dining Area: Eating Space in Kitchen
Utilities: Sewer, Natural Gas, Public Water
Garage: Attached, Opener
Possession: At Closing
Documents:
Proposed Financing: Conventional, FHA, VA

Taxes & Financing

Assumable:	N	General Taxes:	\$888.30	General Tax Year:	2009
Yearly Specials:	\$0.00	Total Specials:	\$0.00	Currently Rented?	N
Yearly HOA Dues:		HOA Initiation Fee:		Earnest Money:	S1T
HBBP Company:				Rental Amount:	

Comments

Public Remarks: Nicely updated "move-in" 2 bedroom brick with main floor Family Room in convenient location. Hardwood floors in living, dining, hall and both bedrooms. New Master bath with glass block window and tile floor. Large fully applianced kitchen with hookup for washer and dryer. Covered patio, nice yard with large trees.



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Prepared by Frank Priest III of Coldwell Banker Plaza Real Estate - E Central on 9/25/2010 12:56:22 PM

