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MLS #	508870	AG Bedrooms	3
Status	Active	Total Bedrooms	4.00
Type	Single Family OnSite Blt	AG Full/Half Bath	2 / 0
Address	7600 N Hoover Valley Center, KS 67047	Total Baths	3.00
County	Sedgwick	Approx AGLA/Src	1688 / Court House
Area	701	Approx BFA/Src	1190.00 / Measured
Subdivision	RURAL AREA	TFLA	2,878
Asking Price	\$317,500	Garage Size	2
Class	Residential	Original Price	\$317,500
Elem School	West	Levels	One Story
Middle School	Valley Center	Basement	Yes - Finished
High School	Valley Center	Approximate Age	11 - 20 Years
Lot Size/SqFt	222156	Year Built	1996
Sale/Rent/Aucti...	For Sale	Acreage Range	5.01 - 10 Acres
		Number of Acres	5.10

General Info

Level	Room Type	Dimensions	Floor
M	Master Bedroom	17'8x13'	Carpet
M	Living Room	18'8x13'8	Carpet
M	Kitchen	17'8x12'4	Wood
M	Dining Room	13'x10'2	Woo...
M	Bedroom	11'x10'2	Carpet
M	Bedroom	10'8x10'8	Carpet
L	Family Room	35'x21'3	Carpet
L	Office	12'x10'3	Carpet
L	Bedroom	16'5x11'10	Carpet

Virtual Tour	Virtual Tour		
Parcel ID	20173-081-02-0-22-00-001.01		
Display on Public Website	Yes	Display Address	Yes
VOW: Allow 3rd Party Comm	Yes	VOW: Allow AVM	Yes
Legal	BEG NW COR NW1/4 S 1252.54 FT E 761.26 FT N 1255.5 FT TO N LI TH W 767.78 FT TO BEG EXC N 939 FT THE		
Directions	From Meridian and 69th North, go west on 69th for 1 mile to West Street, turn North and go 1 mile to 77th, then go west on 77th to Hoover, then south on Hoover about a 1/4 mile to the property, situated on the East side of the street.		

Features

Cumulative DOM 2

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

BASEMENT FINISH 1 Bedroom, 1 Bath, Bsmt Rec/Family Room, Bsmt Office

EXTERIOR AMENITIES Ag Outbuilding(s), Fence-Other/See Remarks, Guttering, Horses Allowed, Outbuildings

INTERIOR AMENITIES Ceiling Fan(s), Closet-Walk-In, Fireplace Doors/Screens, Hardwood Floors, Vaulted Ceiling, Whirlpool, Window Coverings-All, Wood Laminate

ARCHITECTURE Ranch

EXTERIOR CONSTRUCTION Frame w/Less than 50% Mas

LOT DESCRIPTION Standard

COOLING Central, Electric

KITCHEN FEATURES Eating Bar, Island, Range Hood, Electric Hookup

MASTER BEDROOM Sep. Tub/Shower/Mstr Bdrm, Two Sinks

LAUNDRY Main Floor, Separate Room

BASEMENT / FOUNDATION Full, View Out

OWNERSHIP Individual

WARRANTY No Warranty Provided

PROPERTY CONDITION REPORT Yes

FLOOD INSURANCE Unknown

ROOF Composition, Other/See Remarks

FRONTAGE Unpaved Frontage

HEATING Forced Air, Propane-Owned

FIREPLACE Two, Living Room, Family Room

DINING AREA Eating Bar, Formal

UTILITIES Septic, Propane Gas, Private Water

GARAGE Attached, Opener, Side Load

POSSESSION At Closing

PROPOSED FINANCING Conventional, FHA, VA

Taxes & Financing

Assumable Y/N	No	General Property Taxes	\$2,754.24	General Tax Year	2014
Yearly Specials	\$6.48	Total Specials	\$0.00	Currently Rented Y/N	No
Yearly HOA Dues		HOA Initiation Fee		Earnest \$ Deposited With	S1T
Home Warranty Purchased	no			Rental Amount	

Comments

We all know how hard it is to find a 5 acre property with a great home in a convenient location! Well look no more! Located just 1/4 mile south of 77th N on Hoover Road, this property has awesome access to Valley Center, NW & NE Wichita, and Newton! Nicely distanced from the road with beautiful Pear trees lining the driveway, this view-out ranch offers everything you could want, an open floor plan with 4 bedrooms, 3 baths, including a great master with doors opening to a 51' deck! The basement is finished with a massive family room, handy office, a large 4th bedroom, a full bath and plenty of storage! No rural property would be complete without a pole barn, this one is great! 60' x 40' with two large doors and a newer concrete floor! The back of the acreage is fenced for animals (approximately 1.8 Acres). Do you like fruit trees? There are seven Apple, one Peach and one grafted Pear /Cherry! The roof was new in 2009 and is a Class 4 Impact Resistant shingle that can save you money on your insurance! Quit reading and head right to the virtual tour for large, detailed photos! Better yet, call for a showing!

How Sold
Net Sold Price \$0
Sale Price

Pending Date
Closing Date

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



For More Information Contact:

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