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MLS#: 351272 m **VT:**
Status: Active
Type: Single Family OnSite Blt
Address: 809 N Bedford
 WICHITA, KS 67206
County: Sedgwick
Area: 406
Subdivision: PRESTON TRAILS - BALTHROP
Asking Price: \$249,900
Class: Residential
Elem. School: Minneha
Middle School: Coleman
High School: Southeast
\$/TFLA-AGLA: \$85-\$169
Lot Size/SQFT: 16298
Appraisal?:
AG Bedrooms: 3
Total Bedrooms: 5
AG Full/Half Baths: 2/0
Total Baths: 3
Approx AGLA/Source: 1,531/Court House
Approx BFA/Source: 1,400/Court House
TFLA: 2,931
Garage: Three Car
Original Price: \$258,000
Levels: One Story
Basement: Yes - Finished
Approx. Age: 11 - 20 Years
Year Built: 2002
Acreage Range: City Lot
Acreage:
Auction?: N

General Info

Level	Room Type	Dimnsns	Floor
M	Master BR	14'8X12'8	Wood
M	Dining	11'X9'9	Wood
M	Living Room	14'X13'	Wood
M	Kitchen	10'6X10'6	Wood
M	Bedroom	12'8X10'6	Wood
M	Bedroom	10'8X10'6	Wood
L	Family	39'X16'	Carpet
L	Bedroom	14'9X11'8	Carpet
L	Bedroom	11'6X10'	Carpet

Internet Display: Y
Comment Display: Y
Other Rooms:
Legal: LOT 58 BLOCK 1 BALTHROP ADD.
Directions: Central and Greenwich go East to Bristol then North on Bristol to Tipperary, turn right on Tipperary, then left on Bedford to the house, it is on your left backing to the lake.
Address Display: Y
Valuation Display: Y

Features

Appliances: Dishwasher, Disposal, Microwave, Range/Oven
Basement Finish: 2 Bedroom, 1 Bath, Rec/Family Room, Wet Bar
Exterior Amenities: Fence-Other/See Remarks, Guttering, Irrigation Well, Sprinkler System, Storm Windows/Ins Glass, Deck
Neighborhood Amenities: Greenbelt, Jogging Path, Lake/Pond, Playground, Swimming Pool
Interior Amenities: Closet-Walk-In, Hardwood Floors, Security System, Vaulted Ceiling, Wet Bar, Whirlpool, Window Coverings-All, Wired for Surround Sound
HOA Due Include: Other/See Remarks
Architecture: Ranch
Exterior Construction: Frame w/Less than 50% Mas
Lot Description: Pond/Lake, Standard, Waterfront w/o Access, Wooded
Cooling: Electric
Kitchen Features: Desk, Island
Master Bedroom: Master Bdrm on Main Level, Split Bedroom Plan, Sep. Tub/Shower/Mstr Bdrm
Laundry: Main Floor
Basement/Foundation: Full, Walk Out Basement
Ownership: RELO 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 Space in Kitchen, Formal
Utilities: Sewer, Natural Gas, Public Water
Garage: Attached, Opener
Possession: At Closing
Documents: Documents Online
Proposed Financing: Conventional, FHA, VA

Taxes & Financing

Assumable:	N	General Taxes:	\$3,366.30	General Tax Year:	2012
Yearly Specials:	\$1,167.13	Total Specials:	\$4,023.38	Currently Rented?	N
Yearly HOA Dues:	\$297.00	HOA Initiation Fee:	\$100.00	Earnest Money:	S1T
HBBP Company:				Rental Amount:	

Comments

Public Remarks: This is a very rare opportunity to be ON THE LAKE in Preston Trails! A fantastic ranch with 5 bedrooms and HARDWOOD FLOORS throughout the main floor! A very open floor plan with high ceilings and huge windows overlooking the giant yard with mature trees and a lake view! The living floor fireplace is flanked by extensive built-ins, and the bright kitchen has durable Solid Surface counter tops and brand new Stainless Steel appliances! This is a popular "split bedroom" floor plan with a beautiful master bedroom with tray ceiling, adjoining master bath with whirlpool tub, separate shower and a roomy walk-in closet. The walk-out lower level is expansive and includes an ample sized family room with second fireplace and large wet bar, 2 large bedrooms and a great bath. Enjoy the outdoors on the 28' deck overlooking the lush back yard with mature trees, partial fencing and that great lake just beckoning you to grab a pole and throw in a line!

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Prepared by Frank Priest III of Coldwell Banker Plaza Real Estate - E Central on 6/20/2013 1:50:47 PM