

Click photo to enlarge or view multi-photos.



MLS#: 363705 m **VT:**
Status: Active
Type: Single Family OnSite Blt
Address: 8825 E Shadowridge
 WICHITA, KS 67226
County: Sedgwick
Area: 425
Subdivision: WILDERNESS AT TALLGRASS
Asking Price: \$350,000
Class: Residential
Elem. School: Greenwich
Middle School: Circle
High School: Circle
\$/TFLA-AGLA: \$104-\$104
Lot Size/SQFT: 15783
Appraisal?:

AG Bedrooms: 4
Total Bedrooms: 4
AG Full/Half Baths: 2/1
Total Baths: 2.5
Approx AGLA/Source: 3,354/Court House
Approx BFA/Source: 0/Court House
TFLA: 3,354
Garage: Three Car
Original Price: \$350,000
Levels: 2 Story
Basement: Yes - Unfinished
Approx. Age: 21 - 35 Years
Year Built: 1985
Acreeage Range: City Lot
Acreeage: 0.360
Auction?: N

General Info

Level	Room Type	Dimnsns	Floor
U	Master BR	19'X16'	Carpet
M	Dining	12'9X11'9	Carpet
M	Living Room	16'9X11'9	Carpet
M	Kitchen	13'X31'	Wood
M	Family	19'X15'6	Carpet
U	Bedroom	13'9X11'8	Carpet
U	Bedroom	11'9X11'8	Carpet
U	Bedroom	14'8X11'8	Carpet
U	Bonus Room	13'4X9'6	Carpet

Internet Display: Y
Address Display: Y
Comment Display: Y
Valuation Display: Y
Other Rooms: Bonus Room, Family Room-Main Level, Foyer
Legal: LOT 3 BLOCK 2 WILDERNESS ADD.
Directions: HALFWAY BETWEEN ROCK AND WEBB ON 29TH STREET NORTH. TURN SOUTH ON WILDERNESS DRIVE THEN TAKE THE FIRST LEFT ON SHADOWRIDGE. HOME IS 3 DOORS EAST ON THE SOUTH SIDE OF THE STREET.

Features

Appliances:
Basement Finish: None, Rough-In Bath
Exterior Amenities: Patio, Sprinkler System
Neighborhood Amenities: Golf Course, Greenbelt, Add'l Dues May Apply
Interior Amenities: Ceiling Fan(s), Closet-Walk-In, Hardwood Floors, Vaulted Ceiling
HOA Due Include: Gen. Upkeep for Commons Areas
Architecture: Traditional
Exterior Construction: Masonry-Brick
Lot Description: Standard
Cooling: Central, Zoned, Electric
Kitchen Features: Eating Bar
Master Bedroom: Master Bedroom Bath, Sep. Tub/Shower/Mstr Bdrom
Laundry: Upper Level, Separate Room
Basement/Foundation: Full, Day Light
Ownership: Individual
Warranty: No Warranty Provided
Property Condition Rpt: Y
Flood Insurance: Unknown
Roof: Shake
Frontage: Paved Frontage
Heating: Forced Air, Zoned, Gas
Fireplace: Two, Family Room, Master Bedroom
Dining Area: Eating Bar, Eating Space in Kitchen, Formal
Utilities: Sewer, Natural Gas, Public Water
Garage: Attached, Opener, Side Load
Possession: Negotiable
Documents: Sellers Prop. Disclosure
Proposed Financing: Conventional, FHA, VA

Taxes & Financing

Assumable:	N	General Taxes:	\$3,967.47	General Tax Year:	2013
Yearly Specials:	\$0.00	Total Specials:	\$0.00	Currently Rented?:	N
Yearly HOA Dues:	\$550.00	HOA Initiation Fee:	\$150.00	Earnest Money:	S1T
HBBP Company:				Rental Amount:	

Comments

Public Remarks: A stunning 4 bedroom, 2 story in popular Wilderness Estates! Wilderness Estates is known for its large lots and interlaced common areas with exceptional spacing between homes. A traditional plan with 4 bedrooms grouped on the second floor! This is a one owner home that has been well maintained since purchased! Recent updates include Granite kitchen counters, stainless appliances, newer HVAC systems (2), and newer roof! Upon entering you will be wowed by the gracious curved staircase! The living room/library boasts a full wall of shelving, the adjoining family room includes a fireplace and overlooks the rear yard and commons! The spacious second floor offers a huge master with coffered ceiling, fireplace, on-suite bath and a walk-in closet. Three additional bedrooms (all with coffered ceilings) with a bonus room adjoining bedroom 4 plus a 2nd floor laundry make this a very livable floor plan. The full basement is spacious and ready for your finishing touches. This portion of Wilderness is located in the Circle School district with the new Circle Greenwich Elementary school just a few short minutes away! Don't miss this opportunity to live in this exceptional subdivision with large lots, multiple common areas and mature trees! Golf membership is an additional fee, please contact Tallgrass Country Club for membership information.

MLS#: 363705