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MLS#: 312426 m **VT:** Y
Status: Active
Type: Patio/Garden Home
Address: 8949 E CHURCHILL CT
 WICHITA, KS 67206
County: Sedgwick
Area: 408
Subdivision: BRISTOW @ WILSON ESTATES
Asking Price: \$499,900
Class: Residential
Elem. School: Minneha
Middle School: Coleman
High School: Southeast
\$/TFLA-AGLA: \$97-\$174
Lot Size/SQFT: 20346
Appraisal?:

AG Bedrooms: 1
Total Bedrooms: 5
AG Full/Half Baths: 1/1
Total Baths: 4.5
AGLA: 2,875
BFA: 2,250
TFLA/Source: 5,125/Court House
Garage: Three Car
Original Price: \$569,900
Levels: One Story
Basement: Yes - Finished
Approx. Age: 6 - 10 Years
Year Built: 2002
Acreeage Range: City Lot
Acreeage: 0.470
Auction?: N

General Info

Level	Room Type	Dimnsns	Floor	Internet Display:	Y	Address Display:	Y
M	Master BR	17X14	Carpet	Comment Display:	Y	Valuation Display:	Y
M	Hearth Rm	21X19	Wood	Other Rooms:	Family Room-Main Level, Foyer, Office, Storage		
M	Living Room	23X15.33	Wood	Legal:	LOT 5, BLOCK 1, WILSON FARMS 3RD ADDITION		
M	Kitchen	16X14	Wood	Directions:	EAST OF ROCK ROAD ON 21ST STREET TO REDBRUSH THEN SOUTH TO THE BRISTOW PATIO HOMES		
M	Office	15.5X13.66	Wood				
M	Dining	13.5X11.5	Wood				
L	Family	24X22.33	Carpet				
L	Living Room	14X13.25	Carpet				
L	Bedroom	15.5X15.25	Carpet				
L	Bedroom	15.5X14	Carpet				
L	Bedroom	15X13	Carpet				

Features

Appliances:	Dishwasher, Disposal, Microwave, Range/Oven	Flood Insurance:	Unknown
Basement Finish:	3 Bedroom, Rec/Family Room, Wet Bar, Storage, 1 Add. Finished Room, 3 Baths	Roof:	Tile
Exterior Amenities:	Patio, Fence-Wrought Iron/Alum, Guttering, Sprinkler System, Deck, Covered Deck	Frontage:	Paved Frontage
Neighborhood Amenities:	Lake/Pond	Heating:	Forced Air, Zoned, Gas
Interior Amenities:	Ceiling Fan(s), Hardwood Floors, Humidifier, Wet Bar, Whirlpool, Window Coverings-All, Wired for Surround Sound	Fireplace:	Two, Living Room, Kitchen/Hearth Room
HOA Due Include:	Lawn Service, Trash, Other/See Remarks	Dining Area:	Eating Space in Kitchen, Formal
Architecture:	Ranch	Utilities:	Sewer, Natural Gas, Public Water
Exterior Construction:	Masonry-Brick	Garage:	Attached, Opener, Oversized, Side Load
Lot Description:	Cul-de-Sac, Wooded	Possession:	Negotiable
Cooling:	Central, Zoned, Electric	Documents:	Sellers Prop. Disclosure
Kitchen Features:	Eating Bar, Island, Pantry, Range Hood, Gas Hookup	Proposed Financing:	Conventional
Master Bedroom:	Master Bdrm on Main Level, Sep. Tub/Shower/Mstr Bdrm		
Laundry:	Main Floor, Separate Room		
Basement/Foundation:	Full, Walk Out Basement		
Ownership:	RELO Corporate		
Warranty:	HBPP Purchased		
Property Condition Rpt:	Y		

Taxes & Financing

Assumable:	N	General Taxes:	\$8,289.21	General Tax Year:	2010
Yearly Specials:	\$1,756.02	Total Specials:	\$9,486.27	Currently Rented?	N
Yearly HOA Dues:	\$2,200.00	HOA Initiation Fee:	\$0.00	Earnest Money:	S1T
HBBP Company:	COMFORT SYSTEMS			Rental Amount:	

Comments

Public Remarks: This is one fabulous patio home! Awesome use of space with large rooms everywhere! Step in the front door and look through the massive living room windows to the beautiful mature trees. TAKE THE VIRTUAL TOUR FOR VERY DETAILED LARGE PHOTOS. Extensive Hardwood flooring on the main floor, a fabulous kitchen with Granite counter tops and upgraded appliances plus a walk-in pantry. The kitchen overlooks a giant hearth room, the main floor office has built-in desk and bookcases. The master is spacious with bright adjoining bath and ample closet. The finished walk-out lower level has a wonderful family room with room for billiards, a wet bar, 4 large bedrooms and three baths plus tons of storage! The nearly 1/2 acre lot is unbeatable with a partially covered 28' deck, extensive custom landscaping and loads of mature trees. Awesome privacy! HOA DUES - HOA DUES FOR WILSON ESTATES MASTER ASSOCIATION ARE \$180 PER QUARTER. MASTER DUES MAINTAIN ALL OF THE WILSON ESTATES PARKWAYS, LAKES AND COMMONS. HOA DUES FOR THE BRISTOW ARE \$370 PER QUARTER. BRISTOW DUES COVER MOWING OF THE 26 LOTS AND COMMONS IN BRISTOW, LAWN FERTILIZATION, SPRINKLER START-UP, SHUT-DOWN, PVB TESTING, TRASH & RECYCLING. SNOW REMOVAL IS NOT INCLUDED IN THE DUES BUT DOES TAKE PLACE FOR SNOWS OF 3+ ". COST OF SNOW REMOVAL IS SPLIT 26 WAYS AND BILLED ON YOUR NEXT QUARTERLY STATEMENT.



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Prepared by Frank Priest III of Coldwell Banker Plaza Real Estate - E Central on 1/31/2011 9:41:09 AM