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**MLS#:** 361856 m **VT:**   
**Status:** Active  
**Type:** Patio/Garden Home  
**Address:** 8965 E Churchill Cir  
 WICHITA, KS 67206  
**County:** Sedgwick  
**Area:** 408  
**Subdivision:** WILSON ESTATES BRISTOW  
**Asking Price:** \$415,000  
**Class:** Residential  
**Elem. School:** Minneha  
**Middle School:** Coleman  
**High School:** Southeast  
**\$/TFLA-AGLA:** \$136-\$237  
**Lot Size/SQFT:** 17302  
**Appraisal?:**

**AG Bedrooms:** 1  
**Total Bedrooms:** 3  
**AG Full/Half Baths:** 2/0  
**Total Baths:** 3  
**Approx AGLA/Source:** 1,754/Court House  
**Approx BFA/Source:** 1,300/Court House  
**TFLA:** 3,054  
**Garage:** Two Car  
**Original Price:** \$415,000  
**Levels:** One Story  
**Basement:** Yes - Finished  
**Approx. Age:** 11 - 20 Years  
**Year Built:** 2001  
**Acreeage Range:** City Lot  
**Acreeage:** 0.400  
**Auction?:** N

### General Info

Level	Room Type	Dimnsns	Floor
M	Master BR	16'x14'9	Carpet
M	Dining	14'x11'	Carpet
M	Living Room	17'x14'6	Other
M	Kitchen	20'x12'6	Other
M	Office	12'x12'	Carpet
M	Laundry	10'6x6'6	Vinyl
L	Family	39'x23'	Carpet
L	Bedroom	13'x11'	Carpet
L	Bedroom	11'8x11'4	Carpet

**Internet Display:** Y  
**Address Display:** Y  
**Comment Display:** Y  
**Valuation Display:** Y  
**Other Rooms:** Foyer, Office, Storage  
**Legal:** Lot 1, Block 1, Wilson Farms 3rd Addition  
**Directions:** 21st Street North just East of Bradley Fair, South on Redbrush to the first left which is Churchill (Bristow entrance) once in Bristow, take the first left, home is on your left.

### Features

**Appliances:** Dishwasher, Disposal, Refrigerator, Range/Oven  
**Basement Finish:** 2 Bedroom, 1 Bath, Rec/Family Room, Wet Bar, Storage  
**Exterior Amenities:** Patio, Covered Patio, Fence-Wrought Iron/Alum, Sprinkler System, Covered Deck  
**Neighborhood Amenities:** Greenbelt, Jogging Path, Lake/Pond  
**Interior Amenities:** Ceiling Fan(s), Central Vacuum, Closet-Walk-In, Humidifier, Security System, Vaulted Ceiling, Wet Bar, Whirlpool, Window Coverings-Part, Wired for Surround Sound  
**HOA Due Include:** Lawn Service, Gen. Upkeep for Commons Areas  
**Architecture:** Ranch  
**Exterior Construction:** Masonry-Brick, Masonry-Stone  
**Lot Description:** Irregular, Waterfront w/o Access  
**Cooling:** Central, Electric  
**Kitchen Features:** Desk  
**Master Bedroom:** Master Bdrom on Main Level, Sep. Tub/Shower/Mstr Bdrom  
**Laundry:** Main Floor, 220-Electric  
**Basement/Foundation:** Full, Walk Out Basement  
**Ownership:** Individual  
**Warranty:** No Warranty Provided  
**Property Condition Rpt:** Y  
**Flood Insurance:** Unknown  
**Roof:** Tile  
**Frontage:** Paved Frontage  
**Heating:** Forced Air, Gas  
**Fireplace:** Two, Living Room, Family Room, Gas, Wood burning  
**Dining Area:** Eating Bar, Eating Space in Kitchen, Formal  
**Utilities:** Sewer, Natural Gas, Public Water  
**Garage:** Attached, Opener  
**Possession:** At Closing  
**Documents:** Sellers Prop. Disclosure  
**Proposed Financing:** Conventional, VA

### Taxes & Financing

<b>Assumable:</b>	N	<b>General Taxes:</b>	\$4,351.94	<b>General Tax Year:</b>	2013
<b>Yearly Specials:</b>	\$2,232.26	<b>Total Specials:</b>	\$6,163.03	<b>Currently Rented?</b>	N
<b>Yearly HOA Dues:</b>	\$2,560.00	<b>HOA Initiation Fee:</b>	\$0.00	<b>Earnest Money:</b>	SIT
<b>HBBP Company:</b>				<b>Rental Amount:</b>	

### Comments

**Public Remarks:** A rare opportunity to live in one of the best located and sought after Patio Home additions in Northeast Wichita! Conveniently located within walking distance of Wichita's best shopping and dining, Bradley Fair offers the finest shopping venue between Kansas City and Dallas! This full brick home with concrete tile roof is low maintenance yet has an ample fenced lot. The interior is exquisite with upgrades galore including Slate flooring in the foyer, kitchen and living area. Lovely new Granite counter tops, custom Plantation shutters on most windows, 10' ceilings throughout the main floor, a main floor study with beamed ceiling and French doors and a large fully appointed master with a 2nd door to the covered deck. The bright walk-out lower level is a great retreat with plenty of room for billiards, a gas fireplace, wet bar, 2 guest bedrooms, a full bath and lots of unfinished storage. The central vacuum system makes cleaning a snap and there is a water powered back-up sump pump system for your piece of mind. The covered deck has nice privacy and a tranquil view of a second pond across the parkway. Don't miss your chance to live in this very desirable location! Special Assessments pay out in 2016 and 2017! HOA DUES FOR WILSON ESTATES MASTER ASSOCIATION ARE \$240 PER QUARTER. MASTER ASSOCIATION DUES MAINTAIN ALL OF THE WILSON ESTATES PARKWAYS, LAKES AND COMMON AREAS. HOA DUES FOR THE BRISTOW ARE \$400 PER QUARTER. BRISTOW DUES COVER THE MOWING OF THE 26 LOTS IN THE BRISTOW, LAWN FERTILIZATION AND AERATION, 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 TO 4". SNOW IS SHOVELED FROM THE DRIVEWAYS, WALKWAYS AND STEPS. THE REASONABLE COST OF SNOW REMOVAL IS SPLIT 26 WAYS AND BILLED ON YOUR NEXT QUARTERLY STATEMENT. DUES AND SERVICES WERE VERIFIED WITH BOTH ASSOCIATIONS ON 1/10/2014.

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