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**MLS#:** 338274 m VT:   
**Status:** Active  
**Type:** Single Family OnSite Blt  
**Address:** 960 S BROADMOOR  
 WICHITA, KS 67207  
**County:** Sedgwick  
**Area:** 504  
**Subdivision:** BROADMOOR ADD  
**Asking Price:** \$114,900  
**Class:** Residential  
**Elem. School:** Clark  
**Middle School:** Curtis  
**High School:** Southeast  
**\$/TFLA-AGLA:** \$66-\$78  
**Lot Size/SQFT:** 10890  
**Appraisal?:**

**AG Bedrooms:** 3  
**Total Bedrooms:** 3  
**AG Full/Half Baths:** 2/0  
**Total Baths:** 2.5  
**Approx AGLA/Source:** 1,466/Court House  
**Approx BFA/Source:** 264/Court House  
**TFLA:** 1,730  
**Garage:** Two Car  
**Original Price:** \$114,900  
**Levels:** One Story  
**Basement:** Yes - Finished  
**Approx. Age:** 36 - 50 Years  
**Year Built:** 1965  
**Acreeage Range:** City Lot  
**Acreeage:** 0.250  
**Auction?:** N

**General Info**

Level	Room Type	Dimnsns	Floor
M	Master BR	14X11	Wood
M	Dining	11'6X6'8	Vinyl
M	Living Room	21'9X11'3	Carpet
M	Kitchen	11'6X8'	Vinyl
M	Family	17'8X13'4	Carpet
M	Bedroom	13'3X9'6	Wood
M	Bedroom	10'X9'2	Wood
M	Laundry	7'4X5'3	Vinyl
B	Rec. Room	22'5X11	Carpet

**Internet Display:** Y  
**Address Display:** Y  
**Comment Display:** Y  
**Valuation Display:** Y  
**Other Rooms:** Family Room-Main Level  
**Legal:** SOUTH 79.54 FEET OF LOT 6, BLOCK D, BROADMOOR ADDITION  
**Directions:** FROM ROCK AND LINCOLN, GO WEST TO BROADMOOR THEN SOUTH ON BROADMOOR TO HOUSE ON THE EAST SIDE OF THE STREET. OR FROM ARMOUR AND KELLOGG, GO SOUTH ON ARMOUR TO LINCOLN, THEN EAST A COUPLE OF BLOCKS TO BROADMOOR THEN SOUTH ON BROADMOOR TO HOUSE.

**Features**

**Appliances:** Dishwasher, Disposal, Range/Oven  
**Basement Finish:** 1/2 Bath, Rec/Family Room, Storage  
**Exterior Amenities:** Patio, Fence-Wood  
**Neighborhood Amenities:**  
**Interior Amenities:** Ceiling Fan(s), Fireplace Doors/Screens, Hardwood Floors, Window Coverings-All  
**HOA Due Include:**  
**Architecture:** Ranch, Traditional  
**Exterior Construction:** Frame w/Less than 50% Mas  
**Lot Description:** Corner  
**Cooling:** Central  
**Kitchen Features:** Range Hood, Electric Hookup  
**Master Bedroom:** Shower/Master Bedroom  
**Laundry:** Main Floor  
**Basement/Foundation:** Partial  
**Ownership:** Individual  
**Warranty:** HBPP Purchased  
**Property Condition Rpt:** Y  
**Flood Insurance:** Unknown  
**Roof:** Composition  
**Frontage:** Paved Frontage  
**Heating:** Forced Air, Gas  
**Fireplace:** One, Living Room, Wood burning  
**Dining Area:** Eating Space in Kitchen  
**Utilities:** Sewer, Natural Gas, Public Water  
**Garage:** Attached, Opener  
**Possession:** At Closing  
**Documents:** Lead Paint, Sellers Prop. Disclosure  
**Proposed Financing:** Conventional, FHA, VA

**Taxes & Financing**

<b>Assumable:</b>	N	<b>General Taxes:</b>	\$1,369.38	<b>General Tax Year:</b>	2012
<b>Yearly Specials:</b>	\$5.70	<b>Total Specials:</b>	\$5.70	<b>Currently Rented?</b>	N
<b>Yearly HOA Dues:</b>		<b>HOA Initiation Fee:</b>		<b>Earnest Money:</b>	S1T
<b>HBBP Company:</b>	COMFORT SYSTEMS			<b>Rental Amount:</b>	

**Comments**

**Public Remarks:** NICE PRIVATE CORNER LOT OVERLOOKING A PARK LIKE AREA ! THIS IS A GREAT HOME WITH A VERY HARD TO FIND COMBINATION OF FEATURES FOR THIS PRICE RANGE INCLUDING: 3 BEDROOMS, 2.5 BATHS, WOOD BURNING FIREPLACE, MAIN FLOOR FAMILY ROOM, MAIN FLOOR LAUNDRY, 2 CAR ATTACHED GARAGE, FINISHED BASEMENT AND A FENCED YARD! BEAUTIFULLY UPDATED IN THE LAST 5 YEARS! THIS HOME SHOWS GREAT! EXCELLENT FLOOR PLAN WITH LOTS OF LIVING AREA! ATTIC INSULATION UPGRADED IN THE LAST 5 YEARS!

MLS#: 338274

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Prepared by Frank Priest III of Coldwell Banker Plaza Real Estate - E Central on 6/7/2012 10:17:35 AM