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MLS#: 351000 m **VT:** Y
Status: Active
Type: Single Family OnSite Blt
Address: 11807 E Shannon Way
 WICHITA, KS 67206
County: Sedgwick
Area: 408
Subdivision: PRESTON TRAILS - BALTHROP
Asking Price: \$224,900
Class: Residential
Elem. School: Minneha
Middle School: Coleman
High School: Southeast
\$/TFLA-AGLA: \$84-\$160
Lot Size/SQFT: 14739
Appraisal?:

AG Bedrooms: 3
Total Bedrooms: 5
AG Full/Half Baths: 2/0
Total Baths: 3
Approx AGLA/Source: 1,402/Court House
Approx BFA/Source: 1,262/Appraiser
TFLA: 2,664
Garage: Three Car
Original Price: \$224,900
Levels: One Story
Basement: Yes - Finished
Approx. Age: 11 - 20 Years
Year Built: 2001
Acres Range: City Lot
Acresage:
Auction?: N

General Info

Level	Room Type	Dimnsns	Floor
M	Master BR	14'8X12'8	Carpet
M	Dining	11'4X9'	Tile
M	Living Room	18'X13'8	Other
M	Kitchen	11'X11'	Tile
M	Bedroom	11'8X9'8	Carpet
M	Bedroom	11'X10'	Carpet
L	Family	27'6X16'8	Carpet
L	Bedroom	18'9X11'3	Carpet
L	Bedroom	18'3X11'8	Carpet
M	Laundry	7'6X5'	Vinyl

Internet Display: Y
Comment Display: Y
Other Rooms:
Legal: LOT 24 BLOCK 4 BALTHROP ADD.
Directions: Central and Greenwich go East to Bristol then North to Tipperary, East to Bedford turn North to Shannon Way East to home.
Address Display: Y
Valuation Display: Y

Features

Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Range/Oven
Basement Finish: 2 Bedroom, 1 Bath, Rec/Family Room, Wet Bar, Storage
Exterior Amenities: Fence-Wood, Sprinkler System, Deck
Neighborhood Amenities: Greenbelt, Lake/Pond, Playground, Swimming Pool
Interior Amenities: Ceiling Fan(s), Vaulted Ceiling, Whirlpool
HOA Due Include: Other/See Remarks
Architecture: Ranch
Exterior Construction: Frame w/Less than 50% Mas
Lot Description: Standard
Cooling: Central, Electric
Kitchen Features: Electric Hookup
Master Bedroom: Master Bdrm on Main Level, Sep. Tub/Shower/Mstr Bdrm
Laundry: Main Floor, Separate Room, 220-Electric
Basement/Foundation: View Out
Ownership: 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: Kitchen/Dining Combo
Utilities: Sewer, Natural Gas, Public Water
Garage: Attached
Possession: At Closing
Documents:
Proposed Financing: Conventional, FHA, VA

Taxes & Financing

Assumable:	N	General Taxes:	\$2,441.62	General Tax Year:	2012
Yearly Specials:	\$1,208.88	Total Specials:	\$2,432.75	Currently Rented?	N
Yearly HOA Dues:	\$297.00	HOA Initiation Fee:	\$100.00	Earnest Money:	\$1T
HBBP Company:				Rental Amount:	

Comments

Public Remarks: THIS EXCEPTIONAL HOME HAS SOME MAJOR "WOW FACTOR"! YOU'VE SEEN HOMES DESCRIBED AS A "10"... THIS ONE IS MORE LIKE A 15! THE PRIDE OF OWNERSHIP AND ATTENTION TO DETAIL IS ABSOLUTELY ASTOUNDING. THE DECOR IS STUNNING, MRS. HOMEOWNER DESERVES A HEARTY "WELL DONE" FOR HER AMAZING WORK. THEY SAY "A PHOTO IS WORTH A THOUSAND WORDS" SO RATHER THAN SPENDING YOUR TIME READING, HEAD RIGHT TO THE PHOTO TOUR AND JUDGE FOR YOURSELF! A PARTIAL LIST OF GREAT FEATURES INCLUDES: A WARM LIVING ROOM WITH LOVELY FIREPLACE, A BRIGHT KITCHEN WITH BRAND NEW 3CM GRANITE COUNTER TOPS, NEW GLASS "SUBWAY TILE" BACKSPLASH AND NEW STAINLESS APPLIANCES, A LARGE DINING AREA OVERLOOKING THE BACK YARD, 3 BEDROOMS GROUPED, A BEAUTIFUL MASTER BEDROOM WITH ON-SUITE BATH WHICH INCLUDES A CORNER WHIRLPOOL TUB, 4' SHOWER AND ADJOINING WALK-IN CLOSET. THE TWO ADDITIONAL MAIN FLOOR BEDROOMS SHARE THE HALL BATH. OF COURSE, THE PERFECT HOUSE WOULDN'T BE COMPLETE WITHOUT A THREE CAR GARAGE AND A SEPARATE MAIN FLOOR LAUNDRY ROOM! A TRIP DOWN THE "SWITCHBACK" STAIRCASE LANDS YOU IN THE HUGE LOWER LEVEL FAMILY ROOM WITH 2ND FIREPLACE AND A GREAT 10'4 x 8' WET BAR, CHECK THE ROOM SIZES OF THE TWO ADDITIONAL BASEMENT BEDROOMS, THAT'S NO TYPO, THEY ARE 18'+! A SPACIOUS HALL BATH AND STORAGE ROOM COMPLETE THIS LEVEL. JUST OFF OF THE DINING ROOM IS A NICE DECK, PERFECT FOR LOUNGING OR GRILLING AND IT OVERLOOKS THE REAR YARD WITH SOME SERIOUSLY BIG TREES AND A WOOD PRIVACY FENCE. THE FRONT YARD IS EQUALLY EXCEPTIONAL WITH BEAUTIFUL LARGE TREES, EXTENSIVE PLANTINGS, LITERALLY TONS OF LANDSCAPE STONE AND THE NIGHTSCAPE LIGHTING TO MAKE IT LOOK OH SO PRETTY AT NIGHT! DON'T LET THIS ONE GET AWAY!

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Prepared by Frank Priest III of Coldwell Banker Plaza Real Estate - E Central on 4/18/2013 8:03:00 AM