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MLS#: 356837 m **VT:**
Status: Active
Type: Patio/Garden Home
Address: 1846 N Cranbrook
 WICHITA, KS 67206
County: Sedgwick
Area: 408
Subdivision: REMINGTON
Asking Price: \$449,900
Class: Residential
Elem. School: Minneha
Middle School: Coleman
High School: Southeast
\$/TFLA-AGLA: \$105-\$183
Lot Size/SQFT: 11440
Appraisal?:

AG Bedrooms: 2
Total Bedrooms: 6
AG Full/Half Baths: 2/1
Total Baths: 4.5
Approx AGLA/Source: 2,455/Court House
Approx BFA/Source: 1,820/Court House
TFLA: 4,275
Garage: Three Car
Original Price: \$449,900
Levels: One Story
Basement: Yes - Finished
Approx. Age: 6 - 10 Years
Year Built: 2005
Acreage Range: City Lot
Acreage:
Auction?: N

General Info

Level	Room Type	Dimnsns	Floor
M	Master BR	19'8x13'8	Carpet
M	Dining	14'x12'	Wood
M	Living Room	18'x17'	Wood
M	Kitchen	19'x11'4	Tile
M	Office	13'6x13'4	Carpet
M	Bedroom	13'4x11'4	Carpet
M	Dining	12'x11'breakf	Tile
B	Family	31'8x17'	Carpet
B	Bedroom	12'9x12'8	Carpet
B	Bedroom	12'9x12'8	Carpet
B	Bedroom	13'6x13'	Carpet
B	Bedroom	13'x11'8	Carpet

Internet Display: Y
Address Display: Y
Comment Display: Y
Valuation Display: Y
Other Rooms: Foyer, Office, Storage
Legal: LOT 6 BLOCK 1 REMINGTON PLACE 3RD ADD
Directions: East of Webb Road on 21st to Cranbrook (21st Street entrance to Remington) then South on Cranbrook, go on past 19th street to the 6th house on your left. Home backs to the East.

Features

Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Range/Oven
Basement Finish: 3 Bedroom, Rec/Family Room, Game Room, Wet Bar, 1 Add. Finished Room, 2 Baths
Exterior Amenities: Patio, Sprinkler System, Deck
Neighborhood Amenities:
Interior Amenities: Ceiling Fan(s), Closet-Walk-In, Hardwood Floors, Humidifier, Vaulted Ceiling, Wet Bar, Whirlpool, Window Coverings-All, Wired for Surround Sound
HOA Due Include: Lawn Service, Snow Removal, Trash
Architecture: Ranch
Exterior Construction: Frame w/Less than 50% Mas
Lot Description: Standard
Cooling: Central, Electric
Kitchen Features: Eating Bar, Island, Pantry
Master Bedroom: Master Bdrm on Main Level, Split Bedroom Plan, Sep. Tub/Shower/Mstr Bdrm
Laundry: Main Floor, Separate Room, 220-Electric
Basement/Foundation: Full, Walk Out Mid-Level, 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: Eating Bar, Eating Space in Kitchen, Formal
Utilities: Sewer, Natural Gas, Public Water
Garage: Attached, Opener
Possession: At Closing
Documents:
Proposed Financing: Conventional

Taxes & Financing

Assumable:	N	General Taxes:	\$4,931.67	General Tax Year:	2013
Yearly Specials:	\$1,892.53	Total Specials:	\$13,002.04	Currently Rented?:	N
Yearly HOA Dues:	\$1,460.00	HOA Initiation Fee:	\$0.00	Earnest Money:	SIT
HBBP Company:				Rental Amount:	

Comments

Public Remarks: An absolutely stunning patio home with a perfect floor plan! A split bedroom plan with 2 bedrooms on the main floor plus an office! Just a few of the exceptional features including: high beamed ceilings, beautiful crown moldings, quarter sawn hardwood flooring, very spacious rooms, beautiful decor, Granite kitchen counter tops, an ample master bedroom with his/hers closets, separate laundry room, a large lower level family room with 2nd fireplace and a separate game table area, 4 additional bedrooms plus two baths. This home backs to the East so that you can enjoy outdoor living on the deck or patio! Fresh exterior paint in August of 2013. And... A THREE CAR GARAGE! All of this and more in this super convenient location just minutes away from Wichita's finest shopping and dining! HOA dues of \$365 per quarter cover common area maintenance, mowing of your lawn, fertilizing 4 times per year, sprinkler start up/shut down and backflow certification and snow removal on your driveway and walkways when deemed necessary.

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