

01/16/2017

Residential Customer Multi-Photo w/Contact

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<b>MLS #</b>	528997	<b>AG Bedrooms</b>	2
<b>Status</b>	Active	<b>Total Bedrooms</b>	3.00
<b>Type</b>	Patio/Garden Home	<b>AG Full/Half Bath</b>	2 / 0
<b>Address</b>	2831 N Plumthicket Circle Wichita, KS 67226	<b>T Full/T Half/T Bat...</b>	3 / 0 / 3
<b>County</b>	Sedgwick	<b>Approx AGLA/Src</b>	1690 / Court House
<b>Area</b>	425	<b>Approx BFA/Src</b>	930.00 / Measured
<b>Subdivision</b>	FOX POINTE	<b>TFLA</b>	2,620
<b>Asking Price</b>	\$305,000	<b>Garage Size</b>	2
<b>Class</b>	Residential	<b>Original Price</b>	\$305,000
<b>Elem School</b>	Circle Greenwich	<b>Levels</b>	One Story
<b>Middle School</b>	Circle	<b>Basement</b>	Yes - Finished
<b>High School</b>	Circle	<b>Approximate Age</b>	11 - 20 Years
<b>Lot Size/SqFt</b>	6855	<b>Year Built</b>	1998
<b>Sale/Rent/Auct...</b>	For Sale	<b>Acreage Range</b>	City Lot
		<b>Number of Acres</b>	0.16

**General Info**

Level	Room Type	Dimensions	Floor
M	Master Bedroom	15'9x14'	Wood
M	Living Room	18'3x16'8	Wood
M	Kitchen	13'6x12'4	Wood
M	Dining Room	15'8x13'4	Carpet
M	Bedroom	13'4x12'	Carpet
M	Laundry	7'x5'	Vinyl
M	Foyer	12'9x6'	Wood
L	Family Room	31'x16'6	Carpet
L	Bedroom	20'x12'	Carpet

<b>Virtual Tour</b>	Virtual Tour		
<b>Parcel ID</b>	20173-113-05-0-11-03-013.00		
<b>Display on Public Website</b>	Yes	<b>Display Address</b>	Yes
<b>VOW: Allow 3rd Party Comm</b>	Yes	<b>VOW: Allow AVM</b>	Yes
<b>AG OTHER ROOMS</b>	Foyer, Storage		
<b>Legal</b>	Lot 14, Block 1, Fox Pointe 2nd		
<b>Directions</b>	Just North of 29th on Webb Road to the Fox Pointe entrance (on the west side of Webb), go through the gates and then go right, home will be on your left.		
<b>Old Total Baths</b>	3.00		

**Features**

**APPLIANCES** Dishwasher, Disposal, Refrigerator, Range/Oven  
**BASEMENT FINISH** 1 Bedroom, 1 Bath, Bsmt Rec/Family Room, Bsmt Wet Bar, Bsmt Storage  
**EXTERIOR AMENITIES** Sprinkler System  
**NEIGHBORHOOD AMENITIES** Greenbelt, Lake/Pond  
**INTERIOR AMENITIES** Ceiling Fan(s), Closet-Walk-In, Hardwood Floors, Wet Bar, Whirlpool  
**HOA DUES INCLUDE** Other/See Remarks

<b>ARCHITECTURE</b> Traditional	<b>FLOOD INSURANCE</b> Unknown
<b>EXTERIOR CONSTRUCTION</b> Frame w/Less than 50% Mas	<b>ROOF</b> Tile
<b>LOT DESCRIPTION</b> Waterfront w/o Access	<b>FRONTAGE</b> Paved Frontage
<b>COOLING</b> Central, Electric	<b>HEATING</b> Forced Air, Gas
<b>KITCHEN FEATURES</b> Eating Bar, Island, Range Hood, Gas Hookup	<b>FIREPLACE</b> One, Family Room, Gas
<b>MASTER BEDROOM</b> Master Bdrm on Main Level, Split Bedroom Plan, Master Bedroom Bath, Sep. Tub/Shower/Mstr Bdrm, Two Sinks	<b>DINING AREA</b> Eating Bar, Eating Space in Kitchen, Formal
<b>LAUNDRY</b> Main Floor, Separate Room	<b>UTILITIES</b> Sewer, Natural Gas, Public Water
<b>BASEMENT / FOUNDATION</b> Full, View Out	<b>GARAGE</b> Attached, Opener
<b>OWNERSHIP</b> Individual	<b>POSSESSION</b> Negotiable
<b>WARRANTY</b> No Warranty Provided	<b>PROPOSED FINANCING</b> Conventional, FHA, VA

**Taxes & Financing**

<b>Assumable Y/N</b>	No	<b>General Property Taxes</b>	\$3,446.14	<b>General Tax Year</b>	2016
<b>Yearly Specials</b>	\$4.88	<b>Total Specials</b>	\$0.00	<b>Currently Rented Y/N</b>	No
<b>Yearly HOA Dues</b>	\$2,600.00	<b>HOA Initiation Fee</b>	\$0.00	<b>Earnest \$ Deposited With</b>	S1T

**Comments**

A rarely available Fox Pointe Patio home with an awesome water view! This gated enclave of just two dozen patio homes is perfectly located on Webb Road just south of 29th! Convenience is the key here, just minutes away from Wichita's finest shopping, dining and medical with easy access to K-96! At around 1,700 Sq. Ft. on the main floor, the size is ideal and the quality exceptional! Beautiful Oak hardwood floors in the foyer, living room, kitchen and master bedroom. The kitchen is nicely equipped with slab Granite counter tops, built in refrigerator, gas range and plenty of cabinets! The view out lower level is spacious and includes a 31' family room with warm fireplace and walk-in wet bar, a large (20') guest bedroom and a third full bath. There is tons of storage space in the unfinished areas and a fourth bedroom could be finished if needed. Enjoy the outdoors on the large deck with a tranquil view of the pond! All of this and A NO SPECIAL ASSESSMENTS! Go right to the virtual tour to see the whole story or better yet, call for a showing today! HOA Dues cover exterior painting, mowing, snow removal on driveway, walk and street, trash, fertilization, sprinkler start-up and shut-down and reserves for capital improvements. The individual buildings in this patio home development are insured as a group due to a cost savings. The annual amount for 2017 to insure this building is \$1,330.80, The owner of each unit is responsible for insuring their contents separately.

How Sold  
Net Sold Price  
Sale Price

Pending Date  
Closing Date

Includes Lot Y/N  
Previously Listed Y/N  
Short Sale Y/N



Spacious Foyer



Formal Dining



Formal Dining 2



Beautiful Hardwood floors



10 foot ceiling!



Loads of windows!



Breakfast nook!



Island Kitchen



Built in refrigerator



Granite Counters!



View from Kitchen!



Master w/Hardwood floor



Door to deck!



Walk-in Closet off bath



Corner Whirlpool Tub!



Separate 4' shower



Guest Bedroom Main Floor



Guest Bath



LL Family Room fireplace



Large LL Family Room



Lower Level Wet Bar

**For More Information Contact:**

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