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**MLS#:** 330352 m **VT:** N  
**Status:** Active  
**Type:** Single Family OnSite  
**Address:** 1114 N PARK  
 WELLINGTON, KS  
 61752  
**County:** Sumner  
**Area:** S14  
**Subdivision:**  
**Asking Price:** \$54,500  
**Class:** Residential  
**Elem. School:** Eisenhower  
**Middle School:** Wellington  
**High School:** Wellington  
**\$/TFLA-AGLA:** \$35-\$36  
**Lot Size/SQFT:** 60X140  
**Appraisal?:**  
**AG Bedrooms:** 2  
**Total Bedrooms:** 2  
**AG Full/Half Baths:** 1/1  
**Total Baths:** 2  
**AGLA:** 1,524  
**BFA:** 0  
**TFLA/Source:** 1,524/Court House  
**Garage:** Two Car  
**Original Price:** \$54,500  
**Levels:** One Story  
**Basement:** None  
**Approx. Age:** 51 - 80 Years  
**Year Built:** 1955  
**Acreage Range:** City Lot  
**Acreage:**  
**Auction?:** N

**General Info**

Level	Room Type	Dimnsns	Floor
M	Master BR	10X11	Carpet
M	Living Room	14X21	Carpet
M	Kitchen	11X12	Carpet
M	Bedroom	10X10	Carpet
M	Family	11X19	Carpet
M	Rec. Room	12X20	Carpet
M	Dining	11X12	Carpet

**Internet Display:** Y  
**Comment Display:** Y  
**Other Rooms:**  
**Legal:**  
**Directions:** From I-35 Wellington exit, head West on hwy 160 to 16th, continue west on 16th to Park, then turn North, continue on Park to house.  
**Address Display:** Y  
**Valuation Display:** Y

**Features**

**Appliances:** Microwave, Refrigerator, Range/Oven, Washer, Dryer  
**Basement Finish:** None  
**Exterior Amenities:** Patio, Guttering, Storm Shelter  
**Neighborhood Amenities:**  
**Interior Amenities:** Ceiling Fan(s), Window Coverings-Part  
**HOA Due Include:**  
**Architecture:** Ranch  
**Exterior Construction:** Vinyl/Metal Siding  
**Lot Description:** Standard  
**Cooling:** Central  
**Kitchen Features:** Eating Bar  
**Master Bedroom:** Master Bdrm on Main Level  
**Laundry:** Separate Room, 220-Electric  
**Basement/Foundation:** Crawl Space  
**Ownership:** Individual  
**Warranty:** No Warranty Provided  
**Property Condition Rpt:** Y  
**Flood Insurance:** Required  
**Roof:** Composition  
**Frontage:** Paved Frontage  
**Heating:** Forced Air, Gas  
**Fireplace:** Wood Stove  
**Dining Area:** Kitchen/Dining Combo  
**Utilities:** Sewer, Natural Gas, Public Water  
**Garage:** Detached, Opener  
**Possession:** At Closing  
**Documents:** Lead Paint, Sellers Prop. Disclosure  
**Proposed Financing:** Conventional, FHA, VA

**Taxes & Financing**

**Assumable:** N  
**Yearly Specials:** \$0.00  
**Yearly HOA Dues:**  
**HBBP Company:**  
**General Taxes:** \$1,560.70  
**Total Specials:** \$0.00  
**HOA Initiation Fee:**  
**General Tax Year:** 2011  
**Currently Rented?:** N  
**Earnest Money:** PFALZGRAF AND DIERKING  
**Rental Amount:**

**Comments**

**Public Remarks:** Spacious 1500sqft Ranch, 2 bedrooms, but could be made into 3, 1.5 bath, kitchen/dining combo with eating bar in kitchen. Hardwood floors under carpet, except family room and rec room. 2 car detached garage and storm cellar in back. Call for your showing!

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*Prepared by Austin Renn of Renn & Co. Inc on 11/21/2011 10:04:37 AM*