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MLS#: 261961 m **VT:**
Status: Active
Type: Single Family OnSite Blt
Address: 1607 WESTERN AVE
 WELLINGTON, KS 67152
County: Sumner
Area: S14
Subdivision:
Asking Price: \$209,000
Class: Residential
Elem. School: Eisenhower
Middle School: Wellington
High School: Wellington
\$/TFLA-AGLA: \$75-\$79
Lot Size/SQFT: -
Appraisal?:

AG Bedrooms: 3
Total Bedrooms: 3
AG Full/Half Baths: 2/1
Total Baths: 2.5
AGLA: 2,766
BFA: 0
TFLA/Source: 2,766/Court House
Garage: Two Car
Original Price: \$239,000
Levels: 2 Story
Basement: Yes - Unfinished
Approx. Age: 21 - 35 Years
Year Built: 1986
Acreage Range: City Lot
Acreage:
Auction?: N

General Info

Level	Room Type	Dimnsns	Floor
U	Master BR	13X19	Carpet
U	Bedroom	12X16	Carpet
U	Living Room	11X16	Carpet
M	Kitchen	12X15	Wood
M	Living Room	13X14	Carpet
M	Dining	12X13	Carpet
M	Family	15X18	Carpet
U	Rec. Room	14X16	Carpet

Internet Display: Y

Comment Display: Y

Other Rooms:

Legal:

Directions:

FROM I-35 WELLINGTON EXIT, GO WEST ON US-160 THROUGH TOWN TO CRESTVIEW (ACROSS FROM NURSING HOME), GO NORTH TO WESTERN, EAST TO HOME

Address Display: Y

Valuation Display: Y

Features

Appliances: Dishwasher, Disposal, Range/Oven
Basement Finish: Rough-In Bath
Exterior Amenities: Guttering, Sprinkler System, Storage Building(s), Storm Door(s), Storm Windows/Ins Glass, Deck
Neighborhood Amenities:
Interior Amenities: Ceiling Fan(s), Closet-Walk-In, Fireplace Doors/Screens, Security System, Window Coverings-Part, Wired for Surround Sound
HOA Due Include:
Architecture: Tudor
Exterior Construction: Frame w/Less than 50% Mas
Lot Description: Corner
Cooling: Central, Electric
Kitchen Features:
Master Bedroom: Tub/Shower/Master Bdrm
Laundry: Main Floor, Separate Room, 220-Electric
Basement/Foundation: Full, Walk Out Basement
Ownership: Individual
Warranty: No Warranty Provided
Property Condition Rpt: Y

Flood Insurance: Unknown
Roof: Composition
Frontage: Paved Frontage
Heating: Forced Air, Gas
Fireplace: Two, Family Room, Gas
Dining Area: Dining L/Alcove
Utilities: Sewer, Natural Gas, Public Water
Garage: Attached, Opener
Possession: At Closing
Documents: Sellers Prop. Disclosure
Proposed Financing: Conventional

Taxes & Financing

Assumable:	N	General Taxes:	\$4,231.02	General Tax Year:	2009
Yearly Specials:	\$0.00	Total Specials:	\$0.00	Currently Rented?	N
Yearly HOA Dues:	\$0.00	HOA Initiation Fee:	\$0.00	Earnest Money:	PFALZGRAF & DIERKING
HBBP Company:				Rental Amount:	

Comments

Public Remarks: Custom 2-story home on large well landscaped corner lot with immaculate interior. Gorgeous wood cabinets in kitchen with adjacent breakfast area. Formal living room, with separate dining, family room with brick gas fireplace. Half bath and spacious utility room on main floor as well. 3 bedrooms upstairs, large master w/walk-in closet and bath, large rec room over garage that could be used as office, den, or entertainment area. Unfinished basement with walk-out, rough-in bath. Spacious shaded wood deck over-looking a rock-lined stream. Close to golf course. Call for your private showing. SELLER VERY MOTIVATED!



For More Information Contact:

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Prepared by Austin Renn of Renn & Co. Inc on 11/5/2010 8:22:25 AM