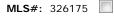
Click photo to enlarge or the second se	view multi-photos.	MLS#: Status: Type: Address: County: Area: Subdivision: Asking Price: Class: Elem. School: Middle School: High School: #JTFLA-AGLA: Lot Size/SQFT: Appraisal?:	326175 m VT: N Active Single Family OnSiti 14720 E SUNDANC WICHITA, KS 6723 Sedgwick 438 SAVANNA AT CAST \$399,000 Residential Martin Andover Andover \$94-\$167 18.295	Total Bee te Blt AG Full/ <u>E</u> Total Bai 0 AGLA: 2, BFA: 1,6 TFLA/So LE ROCK Garage: Original Levels: 1 Basemer Approx. Year Bui	drooms: 6 Half Baths: 3/1 ths: 4.5 563 73 urce: 4,236/Builder Plans Three Car Price: \$427,750 - 1/2 Story nt: Yes - Finished Age: 6 - 10 Years It: 2003 Range: City Lot : 0.420
General Info					
Level Room Type Dimr	nsns Floor	Internet Display:	Y	Address Display: Y	
M Master BR 15.5x	(14.5 Carpet	Comment Display			
M Dining 12.66x11.25 Carpet Other Rooms:					
M Living Room 14.33x	•	Legal:	LOT 13 BLOCK 2 SAVANNA AT CASTLE ROCK RANCH 9TH		
	14.5x12.33 Wood Directions: From 13th and 143rd			rd E, N. to Sundance, E	. to house
2	(14.66 Wood				
	11.33 Carpet				
U Bedroom 13.75x12.25 Carpet					
U Bedroom 14x10.5 Carpet L Family 25.75x38 Carpet					
	5x36 Carpet				
	•				
Features   Appliances: Dishwasher, Disposal, Range/Oven					
Basement Finish: 2 Bedroom, 1 Bath, Rec/Family Room, Game Room, Wet Bar, Storage					
Exterior Amenities: Irrigation Well, Sprinkler System					
Neighborhood Amenities: Greenbelt, Lake/Pond, Playground, Swimming Pool					
Interior Amenities: Ceiling Fan(s), Closet-Walk-In, Hardwood Floors, Wired for Surround Sound   HOA Due Include: Other/See Remarks					
	Traditional			Flood Insurance	e:Unknown
Exterior Construction:	Frame w/More than 50%	Mas, Masonry-Brick,	Masonry-Stone	Roof:	Composition
•	Pond/Lake, Standard			Frontage:	Paved Frontage
Cooling:	Central, Zoned, Electric			Heating:	Forced Air, Zoned, Gas Two, Family Room, Rec
Kitchen Features:	Eating Bar, Island			Fireplace:	Room/Den
	Master Bdrm on Sep. Floor, Master Bdrm on Main Level, Master Bedroom Bath, Sep. Tub/Shower/Mstr Bdrm			Dining Area:	Eating Bar, Formal, Kitchen/Family Room
Laundry:	Main Floor, Separate Room			Utilities:	Sewer, Natural Gas, Public Water
Basement/Foundation: Walk Out Basement			Garage:	Attached, Opener, Oversized, Side Load	
	RELO Corporate HBPP Purchased			Possession: Documents:	At Closing Documents Online
Property Condition Rpt:	Y			Proposed Financing:	Conventional
Taxes & Financing					
Assumable:		al Taxes:	\$6,581.36	General Tax Year:	2010
Yearly Specials:		Specials:	\$5,739.65	Currently Rented?	N SECURITY 1ST
Veenly LICA Dure				N STROET MODOW	
Yearly HOA Dues: HBBP Company:	\$560.00 <b>HOA I</b> AHS	nitiation Fee:	\$200.00	Earnest Money: Rental Amount:	SECORITI 151

**Public Remarks:** A great 6 bedroom McCollom story and a half backing to a beautifull lake in Savanna. Fabulous Kitchen with Granite counter tops adjoins main floor family room. Master bedroom on main floor with his & hers vanities and large tile shower. Upstairs are three large bedrooms, one with private bath, two share a Jack and Jill. The finished walk-out basement has a huge second family room with awesome wet bar and fireplace. Bedrooms 5 & 6 and a hall bath complete the basement. Three car side load garage, sprinklers and a well make yard watering easy and efficient. Check the low remaining specials! Brick and stone exterior, with covered deck, large .42 acre lot. AHS FlexPlan already purchased and will be transferred to buyer for 1 year at closing.



For More Information Contact: Frank Priest III Cell: 316-6857121 :

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Prepared by Frank Priest III of Coldwell Banker Plaza Real Estate - E Central on 8/13/2011 8:43:52 AM