Click photo to enlarge or view multi-photos.



Dimnsns

18x16.5

18x17.5

18x15

17.5x10

14.5x13

16x16

18x15.33 Tile

Living Room 27.5x15.25 Carpet

Exercise Rm 12.66x11.5 Carpet

Rec. Room 19.25x14.25 Carpet

Floor

Carpet

Carpet

Carpet

Carpet

Carpet

Wood

MLS#: 326807 m **VT**: Y

Status: Active Single Family OnSite Blt Type: 3822 NW BUTLER RD Address:

BENTON, KS 67017 County: Butler Area: B01

Subdivision: **RURAL AREA** \$499,900 Asking Price: Class: Residential

Remington Elem. School: Middle School: Remington High School: Remington \$/TFLA-AGLA: \$131-\$175

Lot Size/SQFT: Appraisal?:

AG Bedrooms: 4 Total Bedrooms: 4 AG Full/Half Baths: 2/1

Total Baths: 4 AGLA: 2,857 **BFA:** 950

TFLA/Source: 3,807/Appraiser

Garage: Three Car Original Price: \$499,900 Levels: 2 Story

Basement: Yes - Finished Approx. Age: 21 - 35 Years

Year Built: 1983 Acreage Range: 10.01 or More

Acreage: 22.6 Auction?: N

General Info

984456

Internet Display: Address Display: Υ Comment Display: Valuation Display: Other Rooms: Exercise Room, Foyer, Mud Room, Theater Legal:

Directions: From Wichita, North on Greenwich to 101St Street North, East exactly 4 miles to Butler Road then North on Butler Road approximately 3/4

miles to house on East side of street

Features

Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Range/Oven **Basement Finish:** 1/2 Bath, Game Room, 2 Add. Finished Rooms, Other/See Remarks

In Ground Pool, Ag Outbuilding(s), Covered Patio, Fence-Other/See Remarks, Irrigation Pump, Irrigation Well, Sprinkler **Exterior Amenities:**

System **Neighborhood Amenities:**Greenbelt **Interior Amenities:** Ceiling Fan(s)

HOA Due Include:

Master Bedroom:

Cooling:

Level Room Type

Dining

Kitchen

Bedroom

Bedroom

Bedroom

Theater

Master BR

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В

Architecture: Traditional, Victorian **Exterior Construction:** Frame w/Less than 50% Mas, Vinyl/Metal Siding Roof: Composition Lot Description: Irregular, River/Creek, Wooded Frontage: Central, Electric

Kitchen Features: Eating Bar, Island, Pantry, Range Hood

Master Bedroom Bath, Sep. Tub/Shower/Mstr

Laundry: Main Floor, Separate Room, 220-Electric

Basement/Foundation: Full

Ownership: Individual

Warranty: No Warranty Provided

Property Condition Rpt: Y

Flood Insurance: Unknown

> Paved Frontage Heating:

Forced Air, Heat Pump, Zoned, Electric Three+, Living Room, Master Bedroom, Wood Fireplace:

burning

Dining Area: Eating Space in Kitchen, Formal

Utilities: Lagoon, Rural Water

Attached, Opener, Oversized Garage:

Possession: Negotiable

Documents: Proposed

Conventional Financing:

Taxes & Financing

Assumable:	N	General Taxes:	\$6,640.98	General Tax Year:	2010
Yearly Specials:	\$0.00	Total Specials:	\$0.00	Currently Rented?	N
Yearly HOA Dues:	\$0.00	HOA Initiation Fee:		Earnest Money:	S1T
HBBP Company:				Rental Amount:	

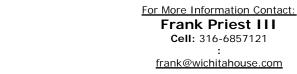
Comments

Public Remarks: Enjoy peaceful country living in this one-of-a-kind Victorian home on 22.6 pristine acres with paved road access! This immaculately maintained 4 bedroom 2 story home has been thoughtfully updated over the last 9 years. From the moment you arrive you will be astounded by the intricate detail! Begin the adventure on the ornate wrap around covered porch, upon entering the trim detail is instantly apparent. The huge sculpted crown moldings, Victorian appropriate casings, base boards and doors will WOW you! All of the room sizes are generous including the 27.5' living room and 18' formal dining room, each with wood burning fireplace. The newly remodeled kitchen is a cooks dream offering extensive custom cabinetry, 3 cm Granite counter tops, brilliant stainless appliances including a built-in refrigerator, drawer microwave and a warming drawer. Upstairs there are four very large bedrooms, the smallest one having a 14.5' length. The spacious Master suite is especially inviting with a warm wood burning fireplace, updated bath, and a 14' walk-in closet. The finished basement offers three primary rooms, the first being a fully equipped home theater with 65" Panasonic flat screen TV, complete audio and video systems and theater seating for four. The billiard room is perfectly sized at 14' x 19' and the convenient workout room offers a mirrored wall. The home backs to the East which is ideal and offers shaded entertaining for evening get-togethers. The rear yard is stunning with a beautiful concrete swimming pool, extensive concrete pool deck and a nice covered patio area off of the living room. The property is bounded on the North and East by a wooded creek, the South boundary is a mature hedge row; there are pastures on the property both North and South of the home. Please see the aerial photo for approximate property lines. The zoned heating and air systems are heat pumps, both were replaced in 2004. Drinking/household water is supplied by the rural water district, irrigation water is via well water. Average electric is about \$400. Per month through Butler Rural Electric. Driving time to NE Wichita (21st and Rock Road) is a quick 17 minutes, entirely on paved roads. The school district is Remington, the elementary school (all day K thru 4th) is located in Potwin which is a 10 mile drive NE of the home. The middle school (5th thru 8th) is located in Whitewater which is just 6 miles North. Fredrick Remington High School is located between Whitewater and Potwin about 7 miles North and slightly East. Busing is provided by the district and children would be picked up at the property driveway between 7 and 8 am. Please check with school district (www.usd206.org or 316-799-2115) for exact details.

Private schooling options include both East Wichita private schools (about a 20+/- minute drive) and the highly rated Berean Academy (http://www.bereanwarriors.org) in Elbing, KS which is just 12 miles due North on Butler Road to NW 155th then East.

MLS#: 326807







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Prepared by Frank Priest III of Coldwell Banker Plaza Real Estate - E Central on 8/21/2011 12:44:06 PM