

CLIENT HANDOUT - Residential



MLS # 143418
Status Active
Type Rural Residential
Area DOUGLAS CO RURAL 8
Address 208 E 1600 Rd
Address 2
City Baldwin City
State KS
Zip 66006
Sale/Rent For Sale
Asking Price \$298,000

Conforming Bedrooms 4
Bath Areas 2
Garage 2
Basement No
Age 61+ Years
Approx Total Fin. Area 1801 - 2200
Style Two Level
Water Rural Water
Appx. Acres 10.1 - 20 Acres

Public Remarks Beautiful 12+ acres within minutes of Baldwin City amenities! Country living with City conveniences! Older country home features 4 bedrooms and 2 bath. Recently updated Kitchen and Master suite. Newer appliances, windows, carpet in bedrooms and refinished hardwood floors. Call to schedule your tour today!



GENERAL INFORMATION

Legal 13±A 4-15-20 S 20A OF W 1/2 SW 1/4 ,LESS 2A D 256/420,LESS E 5A THEREOF TCW82
Subdivision
Year Built 1930
Original Builder

Plate #
Lot Size
Elementary School Baldwin
Middle School Baldwin
High School Baldwin
Living Room Dimensions
Living Room Level
Dining Room Dimensions
Dining Room Level
Kitchen Dimensions
Kitchen Level
Family Room Dimensions
Family Room Level
Utility Room Dimensions

Master Bedroom Dimensions
Master Bedroom Level
2nd Bedroom Dimensions
2nd Bedroom Level
3rd Bedroom Dimensions
3rd Bedroom Level
4th Bedroom Dimensions
4th Bedroom Level
5th Bedroom Dimensions
5th Bedroom Level
Other Room 1 Description
Other Room 1 Dimensions
Other Room 1 Level
Other Room 2 Description
Other Room 2 Dimensions
Other Room 2 Level
Other Room 3 Description
Other Room 3 Dimensions
Other Room 3 Level
Total Bedrooms 4

Baths-Full 2
Baths - 3/4
Baths - 1/2
of Master Baths 1
1st Floor Total SqFt 1,140
2nd Floor Total SqFt 75
3rd Floor Total SqFt
4th Floor Total SqFt
5th Floor Total SqFt
Fin. Basement Total SqFt
Total SqFt 1,995
Crop Acres
Timber Acres
Pasture Acres
Total Acres 13.00
Quarter
Section 4
Township 15
Range 20
Directions East on 56 Hwy toward Baldwin, South on E1600 Rd to property.

FINANCIAL

Escrow Account Continenta
HOA Annual Dues Amt \$0
Restrictive Covenants
Historical Restrictions
Fire Department
Rural Water
General Taxes \$3,160
Year 2016
Total Taxes 3160
Home Warranty

SpecA1
SpecA1A 0
SpecA1P
SpecA2
SpecA2A
SpecA2P
SpecA3
SpecA3A
SpecA3P
SpecA4
SpecA4A
SpecA4P

SOLD

How Sold
Contract Date
Closing Date
Sold Price
Seller Concessions (Y/N)
Seller Concessions \$
Seller Concessions Misc.
Additional Comments
Buyer Name

FEATURES

SHOWING Vacant, Combo Lockbox, Call
INSTRUCTIONS Agent, Call Agency, Make Appointment, Text Agent At Closing
POSSESSION
TERMS New Loan, Cash
STYLE 2 Story, Bungalow
CONSTRUCTION Wood Frame
ROOF 3D Composition
GARAGE TYPE Detached

FLOORS Carpet, Hardwood, Laminate
COOLING Central Air
APPLIANCES Range, Cook Top, Dishwasher, Disposal, Refrigerator, Microwave
INTERIOR Eat-In Kitchen, Pantry
FIREPLACE None
EXTERIOR Patio, Deck, Satellite Dish, Wooded Lot
AMENITIES Landscaping, Wooded Lot
FENCING Partial, Barbed Wire

DRIVEWAY Rock
UTILITIES TO PROPERTY City Water, Septic, Propane/Leased, Propane/Owned, Electricity
ROAD TO PROPERTY Public, Rock
PHONE SERVICE Baldwin
COUNTY Douglas
ZONING A-1
ASSOCIATED DOCUMENTS Seller's Disclosure, Lead-Based Paint, Other

Listing Office: FLORY AND ASSOCIATES ~ REALTY & AUCTION **Agent:** WENDY S FLORY

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