

CLIENT HANDOUT - Residential



MLS # 140947
Status Active
Type Rural Residential
Area DOUGLAS CO RURAL 5
Address 1606 E 318 Rd
Address 2
City Lecompton
State KS
Zip 66050
Sale/Rent For Sale
Asking Price \$295,000

Conforming Bedrooms 3
Bath Areas 3
Garage 3
Basement Yes
Age 21 - 40 Years
Approx Total Fin. Area 2201 - 2700
Style Two Level
Water Rural Water
Appx. Acres 1.1 - 5 Acres

Public Remarks Walkout Rancher - 3 car garage on 3.3 wooded acres between Lawrence and Topeka. Wood floors, large open vaulted living, dining and kitchen area. Cedar closet plus lots of storage and shelves in basement.



GENERAL INFORMATION

Legal Lot 1, Block 2 of Fox Run Subdivision in Douglas County, KS
Subdivision Fox Run Subdiv.
Year Built 1995
Original Builder

Plate # 400558
Lot Size 3.3 Acres
Elementary School Perry/Lecompton
Middle School
High School
Living Room Dimensions 24x24
Living Room Level 1
Dining Room Dimensions
Dining Room Level
Kitchen Dimensions 10x12
Kitchen Level 1
Family Room Dimensions 12x22
Family Room Level B
Utility Room Dimensions
Utility Room Level B

Master Bedroom Dimensions 12x14
Master Bedroom Level 1
2nd Bedroom Dimensions 10x12
2nd Bedroom Level 1
3rd Bedroom Dimensions 10x10
3rd Bedroom Level 1
4th Bedroom Dimensions
4th Bedroom Level
5th Bedroom Dimensions
5th Bedroom Level
Other Room 1 Description Office
Other Room 1 Dimensions 12x18
Other Room 1 Level B
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 3

Baths-Full
Baths - 3/4
Baths - 1/2
of Master Baths 1
1st Floor Total SqFt 1,633
2nd Floor Total SqFt
3rd Floor Total SqFt
4th Floor Total SqFt
5th Floor Total SqFt
Fin. Basement Total SqFt 1,066
Total SqFt 2,699
Crop Acres 0.00
Timber Acres 0.00
Pasture Acres 0.00
Total Acres 3.30
Quarter SW
Section 29
Township 12
Range 18
Directions West of Kanwaka on Stull Rd, 3.8 miles on North side

FINANCIAL

Escrow Account Continenta
HOA Annual Dues Amt \$0
Restrictive Covenants Yes
Historical Restrictions No
Fire Department
Rural Water DG3
General Taxes \$3,793
Year 2015
Total Taxes 3793
Home Warranty

SpecA1 None
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 INSTRUCTIONS Call Agent
POSSESSION At Closing
TERMS New Loan, Cash
STYLE 2 Story

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

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