

# CLIENT HANDOUT - Residential



**MLS #** 147996  
**Status** Active  
**Type** City-Single Family  
**Area** LAWRENCE 1  
**Address** 1014 Lawrence Ave  
**Address 2**  
**City** Lawrence  
**State** KS  
**Zip** 66049  
**Sale/Rent** For Sale  
**Asking Price** \$149,900

**Conforming Bedrooms** 3  
**Bath Areas** 2  
**Garage** 1  
**Basement** Yes  
**Age** 61+ Years  
**Approx Total Fin. Area** 1201 - 1500  
**Style** One Level  
**Water** City Water  
**Appx. Acres** Less than 1  
 Acres

**Public Remarks** Cozy 3 bedroom, 2 bath Ranch on full partially finished basement in the popular Sunset Neighborhood. New roof, interior paint and updated kitchen. The beautiful hardwood floors and 2 non-conforming rooms in basement are a bonus. Don't miss your opportunity!



## GENERAL INFORMATION

**Legal** Lot 13, Block 3, Holiday Hills, an addition to the City of Lawrence, in Dg Co, Ks  
**Subdivision** Holiday Hills  
**Year Built** 1958  
**Original Builder**  
**Plate #** U11425  
**Lot Size** 10,656  
**Elementary School** Sunset Hill  
**Middle School** West  
**High School** Free State  
**Living Room Dimensions** 18x12  
**Living Room Level** 1  
**Dining Room Dimensions**  
**Dining Room Level**  
**Kitchen Dimensions** 19x10  
**Kitchen Level** 1

**Master Bedroom Dimensions** 13x10  
**Master Bedroom Level** 1  
**2nd Bedroom Dimensions** 11x8  
**2nd Bedroom Level** 1  
**3rd Bedroom Dimensions** 12x10  
**3rd Bedroom Level** 1  
**4th Bedroom Dimensions**  
**4th Bedroom Level**  
**5th Bedroom Dimensions**  
**5th Bedroom Level**  
**Other Room 1 Description** Non-Conf  
**Other Room 1 Dimensions** 20x11  
**Other Room 1 Level** 2  
**Other Room 2 Description** Non-Conf  
**Other Room 2 Dimensions** 17x8  
**Other Room 2 Level** 2  
**Other Room 3 Description**  
**Other Room 3 Dimensions**  
**Other Room 3 Level**  
**Total Bedrooms**

**Baths-Full** 1  
**Baths-3/4**  
**Baths-1/2** 1  
**# of Master Baths** 1  
**1st Floor Total SqFt** 1,008  
**2nd Floor Total SqFt**  
**3rd Floor Total SqFt**  
**4th Floor Total SqFt**  
**5th Floor Total SqFt**  
**Fin Basement Ttl SqFt** 445  
**Total SqFt** 1,453  
**Crop Acres** 0.00  
**Timber Acres** 0.00  
**Pasture Acres** 0.00  
**Total Acres** 0.00  
**Quarter Section**  
**Township Range**  
**Directions** From Iowa: West on 9th St, South on Lawrence Ave to

## FINANCIAL

**Escrow Account** Commerce  
**HOA Annual Dues Amt** \$0  
**Restrictive Covenants** Yes  
**Historical Restrictions** No  
**Fire Department** Lawrence  
**Rural Water** N/A  
**General Taxes** \$1,739  
**Year** 2018  
**Total Taxes** 1739  
**Home Warranty** None

**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**

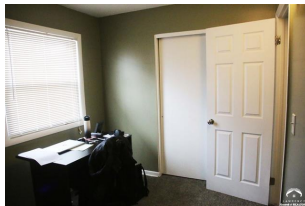
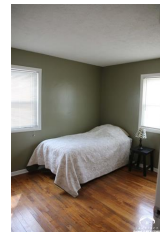
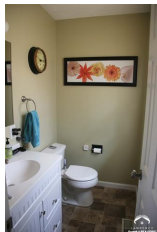
## FEATURES

**SHOWING** Combo Lockbox, Occupied,  
**INSTRUCTIONS** CSS at 866-664-7039  
**POSSESSION** At Closing  
**TERMS** New Loan, Cash  
**STYLE** 1 Story, Ranch  
**BASEMENT** Full, Part Finished  
**CONSTRUCTION** Wood Frame  
**ROOF** Composition  
**GARAGE TYPE** Attached

**FLOORS** Carpet, Vinyl, Hardwood  
**HEATING** FAE  
**COOLING** Central Air  
**APPLIANCES** Range, Dishwasher, Disposal, Refrigerator, Microwave  
**INTERIOR** Garage Opener, Eat-In Kitchen  
**FIREPLACE** None  
**OUTBUILDINGS** None  
**FENCING** Partial, Chain Link

**DRIVEWAY** Hard Surface  
**PONDS** None  
**UTILITIES TO PROPERTY** City Water, City Sewer, Electricity  
**ROAD TO PROPERTY** Public  
**PHONE SERVICE** Lawrence  
**COUNTY** Douglas  
**ZONING** RS7  
**ASSOCIATED DOCUMENTS** Seller's Disclosure, Lead-Based Paint, Plat

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



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