



**1719 Alabama
Lawrence KS 66044**

MLS # **148958**
 Status **Active**
 Sale/Rent **For Sale**
 Ask Price **\$179,900**
 Type **City-Single Family**
 Subdivision **University Plc**

This report prepared by:

WENDY S FLORY
 FLORY AND ASSOCIATES
 ~ REALTY & AUCTIONS



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GENERAL

Style	Two Level	Elem		Room	Level	Size
TotBed	2	Mschool		Living Room	1	11x10
Baths	2	High		Dining Room	1	11x10
Garage	0	Original Builder		Kitchen	1	12x8
Basement	Y	Plate# U03061		Family Room		
YrBlt	1929	Legal Lot 6, Block 6, in University Place, an Addition to the City of Lawrence, Douglas County, Kansas.		Utility Room		
Total SqFt	1,284			Master Bed	2	11x10
Total Acres				Bed 2	2	11x7
Lot Size	6600			Bed 3		
Beds	2	1st Floor Total SqFt	Auction No	Bed 4		
NCBedrooms		2nd Floor Total SqFt	Short Sale No	Bed 5		
Baths-Full	2	3rd Floor Total SqFt		Bonus	1	11x6
Baths-3/4		Fin Basement Ttl SqFt	Quarter Section			
Baths-1/2		Crop Acres	Township Range			
MBths		Timber Acres				
		Pasture Acres				

FEATURES

STYLE Bungalow
ROOF Composition
GARAGE TYPE None
BASEMENT Partial
HEATING Forced Air Gas
COOLING Central Air
FIREPLACE One, Masonry Fireplace
SHOWING INSTRUCTIONS Combo Lockbox, Call Agent, Make Appointment, See Remarks, Text Agent
POSSESSION Tenants Rights
TERMS New Loan, Cash
OUTBUILDINGS None

FINANCIAL

Home Warranty		General Taxes	\$2,214	Special Assessments		
Escrow Account	Commerce	Year	2018	Amount	Desc.	PO
HOA Annual Dues Amt	\$0	Total Taxes	2218			
Restrictive Covenants		HOA Cont		0		
Historical Restrictions		HOA Phone				
Fire Department		HOA Email				
Rural Water						

REMARKS

Directions 19th Street to Alabama, North to property.
Public Remarks Great Investment Opportunity! Close to KU. Charming Bungalow with newer paint and beautiful hardwood Floors. Sells subject to Tenant Rights, currently leased until 7/31/19.

Listed By: WENDY S FLORY

Listing Office: FLORY AND ASSOCIATES ~ REALTY & AUCTIONS

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