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<b>MLS #</b>	<a href="#">517642</a>	<b>AG Bedrooms</b>	5
<b>Status</b>	Active	<b>Total Bedrooms</b>	5.00
<b>Type</b>	Single Family OnSite Blt	<b>AG Full/Half Bath</b>	3 / 0
<b>Address</b>	1700 S Tamarisk Dr Wichita, KS 67230	<b>T Full/T Half/T Baths</b>	3 / 0 / 3
<b>County</b>	Sedgwick	<b>Approx AGLA/Src</b>	3606 / Appraiser
<b>Area</b>	522	<b>Approx BFA/Src</b>	1680.00 / Appraiser
<b>Subdivision</b>	HUNTERS POINT-ARBOR LA...	<b>TFLA</b>	5,286
<b>Asking Price</b>	\$417,000	<b>Garage Size</b>	4+
<b>Class</b>	Residential	<b>Original Price</b>	\$417,000
<b>Elem School</b>	Christa McAuliffe Academy K-8	<b>Levels</b>	Other
<b>Middle School</b>	Christa McAuliffe Academy K-8	<b>Basement</b>	Yes - Finished
<b>High School</b>	Southeast	<b>Approximate Age</b>	21 - 35 Years
<b>Lot Size/SqFt</b>	38419	<b>Year Built</b>	1983
<b>Sale/Rent/Aucti...</b>	For Sale	<b>Acreage Range</b>	1/2 to 1 Acre
		<b>Number of Acres</b>	0.88

**General Info**

Level	Room Type	Dimensions	Floor
M	Master Bedroom	16'9x13'7	Carpet
M	Living Room	18'x15'	Wood
M	Kitchen	22'10x12'6	Tile
M	Dining Room	17'6x10'	Tile
M	Hearth Rm	17'6x13'	Tile
M	Office	15'6x12'6	Wood
U	Bedroom	16'9x11'4	Carpet
U	Bedroom	14'9x13'2	Carpet
L	Family Room	25'9x21'9	Tile
L	Sun Room/Atrium	23'6x17'6	Tile
L	Bedroom	14'x11'2	Carpet
L	Bedroom	15'x11'7	Carpet

<b>Virtual Tour</b>	<a href="#">Virtual Tour</a>
<b>Parcel ID</b>	20173-117-36-0-12-01-013.00
<b>Display on Public Website</b>	Yes
<b>Display Address</b>	Yes
<b>VOW: Allow 3rd Party Comm</b>	Yes
<b>VOW: Allow AVM</b>	Yes
<b>AG OTHER ROOMS</b>	Foyer, Hearth Room, Loft, Office, Storage, Sun Room, Workshop
<b>Legal</b>	Long Legal, see the deed in the documents section
<b>Directions</b>	East of 143rd on Harry to Tamarisk, South on Tamarisk to house on the left.
<b>Old Total Baths</b>	

**Features**

**Cumulative DOM** 1

<b>APPLIANCES</b>	Dishwasher, Disposal, Microwave, Range/Oven	<b>FLOOD INSURANCE</b>	Unknown
<b>BASEMENT FINISH</b>	2 Bedroom, 1 Bath, Bsmt Rec/Family Room, Bsmt Wet Bar, 1 Add. Finished Room, Other/See Remarks	<b>ROOF</b>	Composition
<b>EXTERIOR AMENITIES</b>	Deck, Guttering, Irrigation Well, Sprinkler System	<b>FRONTAGE</b>	Paved Frontage
<b>NEIGHBORHOOD AMENITIES</b>	Greenbelt, Lake/Pond	<b>HEATING</b>	Forced Air, Gas
<b>INTERIOR AMENITIES</b>	Ceiling Fan(s), Closet-Walk-In, Hardwood Floors, Humidifier, Skylight(s), Vaulted Ceiling, Wet Bar, Whirlpool	<b>FIREPLACE</b>	Three+, Family Room, Kitchen/Hearth Room, Master Bedroom
<b>HOA DUES INCLUDE</b>	Gen. Upkeep for Common Ar	<b>DINING AREA</b>	Eating Space in Kitchen, Formal
<b>ARCHITECTURE</b>	Contemporary, Southwestern	<b>UTILITIES</b>	Sewer, Natural Gas, Public Water
<b>EXTERIOR CONSTRUCTION</b>	Frame w/Less than 50% Mas, Masonry-Stone	<b>GARAGE</b>	Attached, Opener, Oversized, Side Load
<b>LOT DESCRIPTION</b>	Irregular, Pond/Lake, River/Creek, Wooded	<b>POSSESSION</b>	At Closing
<b>COOLING</b>	Central, Electric	<b>DOCUMENTS ON FILE</b>	Floor Plan, Sellers Prop. Disclosure, Other/See Remarks
<b>KITCHEN FEATURES</b>	Desk, Island, Range Hood, Electric Hookup		
<b>MASTER BEDROOM</b>	Master Bdrm on Sep. Floor, Master Bdrm on Main Level, Split Bedroom Plan, Master Bedroom Bath, Tub/Shower/Master Bdrm, Two Sinks		
<b>LAUNDRY</b>	Lower Level, Main Floor, Separate Room		
<b>BASEMENT / FOUNDATION</b>	Full, Walk Out At Grade		
<b>OWNERSHIP</b>	Individual		

**Taxes & Financing**

<b>Assumable Y/N</b>	No	<b>General Property Taxes</b>	\$5,674.55	<b>General Tax Year</b>	2015
<b>Yearly Specials</b>	\$4.88	<b>Total Specials</b>	\$4.88	<b>Currently Rented Y/N</b>	No
<b>Yearly HOA Dues</b>	\$190.00	<b>HOA Initiation Fee</b>	\$0.00	<b>Earnest \$ Deposited With</b>	S1T

**Comments**

You will not believe you're in Wichita! Originally constructed as a builder's personal residence, this home has everything including the most dramatic views you'll find! Expansive windows overlook a beautiful wooded creek that feeds into the lake right at the end of your lot! No worries, flood insurance is not required. The floor plan is dynamic with very spacious rooms, soaring ceilings and a forest of wood trim throughout! Just a few highlights: main floor study with wet bar, both formal and informal dining, center island kitchen, an unrivaled master suite with huge sitting room, lofts on the upper guest bedrooms, two sun rooms, 4 car garage, beautiful landscaping, very private decks and the list goes on! They say a picture is worth a thousand words so quit reading and take the virtual tour! Better yet, schedule your visit and get ready be impressed! Pre-inspected by Voran Inspections on 3-29-16!

How Sold  
Net Sold Price  
Sale Price

Pending Date  
Closing Date

Includes Lot Y/N  
Previously Listed Y/N  
Short Sale Y/N



**For More Information Contact:**

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