

LISTING DETAIL



MLS # 237670
Price \$83,500
Status Active
Address 2745 S exchange
Address 2
City Wichita
State KS
Zip 67217
County Sedgwick
Area 207
Class RESIDENTIAL
Type Single Family OnSite Blt



GENERAL

TFLA	2182	Kitchen Dimensions	9.2x10	Elementary School	Enterprise
AGLA	1182	Dining Rm Dimensions	9x12	Middle School	Truesdell
BFA	1000	Family Rm Dimensions		High School	South
SQFT Source	Court House	Rec Rm Dimensions	15x27	Year Built	1966
Levels	One Story	Master Bedroom Dimensions	10.5x12.5	Approximate Age	36 - 50 Years
Basement	Yes - Finished	Bedroom 2 Dimensions	9.6x10.4	Builder	
AG Bedrooms	3	Bedroom 3 Dimensions	12x10	Est. Completion Date	
Total Bedrooms	3	Bedroom 4 Dimensions		Acreage	City Lot
AG Full Baths	1	Bedroom 5 Dimensions		Lot Size/SQFT	8618
AG Half Baths	1	Bedroom 6 Dimensions		Number of Acres	
Total Baths	1 - 1/2	Bedroom 7 Dimensions		Subdivision	sunset manor
Garage	One Car			Legal	replat of Sunset manor

Directions 27th and Seneca east on 27th to exchange north to house

FEATURES

ARCHITECTURE	Ranch	BASEMENT FINISH	Rec/Family Room, Storage	LAUNDRY	220-Electric, Main Floor
EXTERIOR	Frame w/Less than 50% Mas	COOLING	Central	POSSESSION	At Closing
CONSTRUCTION		HEATING	Forced Air, Gas	PROPOSED FINANCING	Conventional, FHA, VA
ROOF	Composition	DINING AREA	Kitchen/Dining Combo	WARRANTY	No Warranty Provided
LOT DESCRIPTION	Standard	FIREPLACE	One, Living Room, Woodburning	OWNERSHIP	VA
FRONTAGE	Paved Frontage	OTHER ROOMS	Storage	PROPERTY CONDITION	No
EXTERIOR AMENITIES	Fence-Chain, Guttering, Storage Building(s), Storm Door(s), Storm Windows/Ins			REPORT	
				DOCUMENTS ON FILE	Documents Online, Lead Paint, Other/See Remarks

FINANCIAL

Assumable	No	Yearly HOA Dues	0.00
General Taxes	1,212.33	HOA Initiation Fee	0.00
General Tax Year	2007	HBPP Company	
Yearly Specials	3.65	Earnest Money	First American Title
Total Specials	3.65	Currently Rented?	No
		Rental Amount	

REMARKS

Public Remarks PLEASE REFER TO www.ocwen.com FOR NEW 10 Day SIMULTANEOUS LISTING EXPIRATION DATE AND DISCLOSURES. THIS PROPERTY IS SOLD "AS IS - WHERE IS". NO WARRANTIES EXPRESSED OR IMPLIED. EQUAL HOUSING OPPORTUNITY. ALL OFFERS MUST BE ON VA FORMS PRINTED LEGAL SIZE. PLEASE DO NOT FAX. VENDEE FINANCING AVAILABLE. Pre-Qual/Proof of Funds Required. VA WILL FINANCE-0 DOWN-ONLY 5% DOWN TO INVESTORS on eligible



DARRYL J MOORE
 (316) 807-7653
djmoore69@hotmail.com

The Second Regency, Inc
 Branch (316) 729-0001