

ALL FIELDS DETAIL



MLS #	240751	AG Bedrooms	3
Status	Active	Total Bedrooms	3
Type	Single Family OnSite Blt	AG Full Baths	2
Address	5403 S Victoria	AG Half Baths	0
City	Wichita	Total Baths	2 - 1/2
State	KS	Garage	Three Car
Zip	67216	Basement	Yes - Unfinished
Area	519	Levels	One Story
Class	RESIDENTIAL	Approximate Age	5 or Less
Asking Price	\$140,000	Acreage	City Lot
Sale/Rent	For Sale		
IDX Include	No		

GENERAL

Showing Phone #	see private remarks	Agent	DARRYL J MOORE - (316) 807-7653
Listing Office 1	The Second Regency, Inc - Branch (316) 729-0001	Office Fax	729-8332
TFLA	1190	AGLA	1190
\$/TFLA	117.65	SQFT Source	Court House
County	Sedgwick	Elementary School	White
Middle School	Truesdell	High School	South
Subdivision	rivendale	Master Bedroom Dimensions	11.6x13
Master Bedroom Level	M	Master Bedroom Floor	Carpet
Bedroom 2 Dimensions	9.10x11.6	Bedroom 2 Level	M
Bedroom 2 Floor	Carpet	Bedroom 3 Dimensions	9.6x11.6
Bedroom 3 Level	M	Bedroom 3 Floor	Carpet
Living Rm Dimensions	12x14	Living Rm Level	M
Living Rm Floor	Carpet	Kitchen Dimensions	9.6x11.6
Kitchen Level	M	Kitchen Floor	Vinyl
Dining Rm Dimensions	10x11.6	Dining Rm Level	M
Dining Rm Floor	Vinyl	Year Built	2006
Lot Size/SQFT	8640	Legal	Lot 7, blk E, Rivendale add
Directions	55th & Hydraulic north to Mona west to Victoria, south to house	Listing Date	6/27/2008
Expiration Date	9/27/2008	Sub-Agent Commission	0
Buyer Broker Commission	3	Transaction Broker Comm.	3
Variable Commission	Non-Variable	Update Date	7/7/2008
Status Date	6/27/2008	HotSheet Date	6/27/2008
Price Date	6/27/2008	Input Date	6/27/2008
Associated Document Count	0	Original Price	\$140,000
Days On Market	26	Price/AGLA	\$117.65

FEATURES

ARCHITECTURE Ranch	UTILITIES Sewer Natural Gas Public Water	KITCHEN FEATURES Eating Bar	PROPERTY CONDITION REPORT No
EXTERIOR CONSTRUCTION Frame w/Less than 50% Mas	BASEMENT/FOUNDATION Full View Out Other/See Remarks	MASTER BEDROOM Master Bdrm on Main Level	DOCUMENTS ON FILE Additional Photos Documents Online Lead Paint Sellers Prop. Disclosure Other/See Remarks
ROOF Composition	BASEMENT FINISH Other/See Remarks	LAUNDRY Separate Room Main Floor	SHOWING INSTRUCTIONS Vacant-Go Show
LOT DESCRIPTION Standard	COOLING Central	INTERIOR AMENITIES Ceiling Fan(s)	SUBMISSION INFO No Photo Required
FRONTAGE Paved Frontage	HEATING Forced Air Gas	POSSESSION At Closing	TYPE OF LISTING Excl Right w/o Reserve
EXTERIOR AMENITIES Guttering Sidewalks Sprinkler System Storm Door(s) Storm Windows/Ins Glass Wood Deck	DINING AREA Eating Bar Kitchen/Dining Combo	PROPOSED FINANCING Conventional FHA VA	AGENT TYPE Sellers Agent
GARAGE Attached	FIREPLACE One Living Room	WARRANTY HBPP Purchased	
FLOOD INSURANCE Unknown		OWNERSHIP REO	

FINANCIAL

Assumable	No	General Taxes	2,277.87
------------------	----	----------------------	----------

FINANCIAL

General Tax Year	2008	Yearly Specials	1,502.01
Total Specials	17,250.97	Yearly HOA Dues	150.00
HOA Initiation Fee	0.00	HBPP Company	none
Earnest Money	First American Title	Currently Rented?	No

PUBLIC REMARKS

Box code on Private remarks. Vacant go show, SOLD "AS IS WHERE IS" Pre-qual or Proof of funds must accompany offer, Original contract and Addendum and must be delivered to selling agents office, Seller will consider Home warranty, Buyers costing costs, Carpet /Paint allowance, Repair credits, Appliance allowance with acceptable offer. Documents online

PRIVATE REMARKS

Lock box 1309

ADDITIONAL PICTURES