

## LISTING DETAIL



**MLS #** 240972  
**Price** \$129,900  
**Status** Active  
**Address** 4300 N EDGEMOOR  
**Address 2**  
**City** Bel Aire  
**State** KS  
**Zip** 67220  
**County** Sedgwick  
**Area** 436  
**Class** RESIDENTIAL  
**Type** Single Family OnSite Blt



### GENERAL

<b>TFLA</b>	2298	<b>Kitchen Dimensions</b>	12' x 8'	<b>Elementary School</b>	Gammon
<b>AGLA</b>	1136	<b>Dining Rm Dimensions</b>	14' x 10'	<b>Middle School</b>	Stucky Middle
<b>BFA</b>	1092	<b>Family Rm Dimensions</b>	28' x 13'	<b>High School</b>	Heights
<b>SQFT Source</b>	Court House	<b>Rec Rm Dimensions</b>		<b>Year Built</b>	1974
<b>Levels</b>	One Story	<b>Master Bedroom Dimensions</b>	12' x 12'	<b>Approximate Age</b>	21 - 35 Years
<b>Basement</b>	Yes - Unfinished	<b>Bedroom 2 Dimensions</b>	13' x 9'	<b>Builder</b>	
<b>AG Bedrooms</b>	3	<b>Bedroom 3 Dimensions</b>	11' x 9'	<b>Est. Completion Date</b>	
<b>Total Bedrooms</b>	4	<b>Bedroom 4 Dimensions</b>	12' x 12'	<b>Acreage</b>	City Lot
<b>AG Full Baths</b>	2	<b>Bedroom 5 Dimensions</b>		<b>Lot Size/SQFT</b>	8400
<b>AG Half Baths</b>	0	<b>Bedroom 6 Dimensions</b>		<b>Number of Acres</b>	
<b>Total Baths</b>	Two	<b>Bedroom 7 Dimensions</b>		<b>Subdivision</b>	PEARSON'S 1ST ADDITION
<b>Garage</b>	Two Car				

**Directions** 45th St. North & Edgemoor (between Oliver & Woodlawn) South 3 blocks

### FEATURES

<b>ARCHITECTURE</b>	Ranch	<b>BASEMENT FINISH</b>	1 Bedroom, Rec/Family Room , Storage	<b>LAUNDRY</b>	Basement, Gas Hookup, 220 -Electric
<b>EXTERIOR CONSTRUCTION</b>	Frame w/Less than 50% Mas , Vinyl/Metal Siding	<b>COOLING</b>	Central, Electric	<b>INTERIOR AMENITIES</b>	Ceiling Fan(s)
<b>ROOF</b>	Composition	<b>HEATING</b>	Forced Air, Gas	<b>POSSESSION</b>	At Closing
<b>LOT DESCRIPTION</b>	Standard	<b>DINING AREA</b>	Formal	<b>PROPOSED FINANCING</b>	Conventional, FHA, VA
<b>EXTERIOR AMENITIES</b>	Covered Patio, Fence-Wood, Guttering, Storm Door(s)	<b>KITCHEN FEATURES</b>	Pantry, Electric Hookup	<b>WARRANTY OWNERSHIP</b>	No Warranty Provided Individual
<b>GARAGE</b>	Attached, Opener, Oversized	<b>APPLIANCES</b>	Disposal, Microwave	<b>NEIGHBORHOOD AMENITIES</b>	Jogging Path, Lake/Pond,
<b>FLOOD INSURANCE</b>	Unknown				

### FINANCIAL

<b>Assumable</b>	No	<b>Yearly HOA Dues</b>	0.00
<b>General Taxes</b>	1,734.10	<b>HOA Initiation Fee</b>	0.00
<b>General Tax Year</b>	2007	<b>HBPP Company</b>	
<b>Yearly Specials</b>	3.65	<b>Earnest Money</b>	\$1,000
<b>Total Specials</b>	3.65	<b>Currently Rented?</b>	No
		<b>Rental Amount</b>	

### REMARKS

**Public Remarks** OUTSTANDING 4 BEDROOM, 2 BATH, GREAT SHADED BACK YARD WITH FULL BASEMENT & OVER-SIZED 2-CAR GARAGE. COME HOME TO ONE OF BEL AIRE'S MOST BEAUTIFUL HOMES!!!! (GREAT VALUE & AFFORDABLE)



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