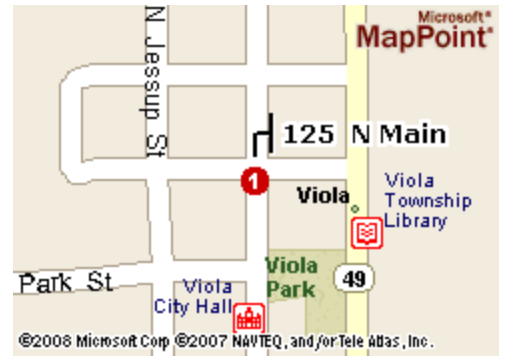


LISTING DETAIL



MLS # 237117
Price \$39,900
Status Active
Address 125 N Main
Address 2
City Viola
State KS
Zip 67149
County Sedgwick
Area 630- Viola
Class RESIDENTIAL
Type Single Family OnSite Blt



GENERAL

TFLA	1210	Kitchen Dimensions	12x11	Elementary School	Other
AGLA	1210	Dining Rm Dimensions	12x11	Middle School	Other
BFA	0	Family Rm Dimensions		High School	Other
SQFT Source	Court House	Rec Rm Dimensions		Year Built	1950
Levels	One Story	Master Bedroom Dimensions	12x12	Approximate Age	51 - 80 Years
Basement	Yes - Unfinished	Bedroom 2 Dimensions	11x11	Builder	
AG Bedrooms	3	Bedroom 3 Dimensions	11x11	Est. Completion Date	
Total Bedrooms	3	Bedroom 4 Dimensions		Acres	City Lot
AG Full Baths	2	Bedroom 5 Dimensions		Lot Size/SQFT	8820
AG Half Baths	0	Bedroom 6 Dimensions		Number of Acres	
Total Baths	Two	Bedroom 7 Dimensions		Subdivision	City of Viola
Garage	One Car			Legal	Lots 1-2 & North 1/2

Directions SouthWest on K-42 to Viola Road (263rd St W), then South to Railroad Street, West 1 Bock to Main.

FEATURES

ARCHITECTURE	A-Frame	BASEMENT FINISH	None	LAUNDRY	Basement
EXTERIOR	Frame, Vinyl/Metal Siding	COOLING	Central, Electric	INTERIOR AMENITIES	Ceiling Fan(s), Closet
CONSTRUCTION		HEATING	Forced Air, Gas		-Walk-In
ROOF	Composition	DINING AREA	Kitchen/Dining Combo	POSSESSION	At Closing
LOT DESCRIPTION	Corner	FIREPLACE	One, Living Room, Woodburnin g	PROPOSED FINANCING	Conventional
FRONTAGE	Unpaved Frontage	KITCHEN	Gas Hookup	WARRANTY	No Warranty Provided
EXTERIOR	Fence-Wood, Guttering,	FEATURES		OWNERSHIP	REO
AMENITIES	Handicap Access, Sidewalks, Storage Building(s), Storm	APPLIANCES	None	PROPERTY CONDITION	No
				REPORT	

FINANCIAL

Assumable	No	Yearly HOA Dues	0.00
General Taxes	857.69	HOA Initiation Fee	0.00
General Tax Year	2007	HBPP Company	
Yearly Specials	3.65	Earnest Money	2nd Regency
Total Specials	3.65	Currently Rented?	No
		Rental Amount	

REMARKS

Public Remarks Lots of Potential with this 3 Bed, 2 Bath Ranch. Detached Garage, Partial Basement & Fireplace. Priced \$25,000 Below County Tax Assessment. All information deemed reliable, but not guaranteed.

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