

LISTING DETAIL



MLS # 240620
Price \$274,900
Status Active
Address 11837 W Alderny Ct.
Address 2
City Wichita
State KS
Zip 67212
County Sedgwick
Area 119
Class RESIDENTIAL
Type Single Family OnSite Blt



GENERAL

TFLA	3115	Kitchen Dimensions	10 X 14	Elementary School	Peterson
AGLA	1816	Dining Rm Dimensions	11.5 X 13	Middle School	Wilbur
BFA	1299	Family Rm Dimensions	24 X 28	High School	Northwest
SQFT Source	Measured	Rec Rm Dimensions		Year Built	1998
Levels	One Story	Master Bedroom Dimensions	13 X 15.5	Approximate Age	6 - 10 Years
Basement	Yes - Finished	Bedroom 2 Dimensions	9.5 X 12	Builder	
AG Bedrooms	3	Bedroom 3 Dimensions	10.5 X 12	Est. Completion Date	
Total Bedrooms	5	Bedroom 4 Dimensions	12 X 12	Acreage	City Lot
AG Full Baths	2	Bedroom 5 Dimensions	11 X 13	Lot Size/SQFT	90 X 138
AG Half Baths	0	Bedroom 6 Dimensions		Number of Acres	
Total Baths	Three	Bedroom 7 Dimensions		Subdivision	Briarwood Estates 6th Add
Garage	Three Car				

Directions West on 13th to 119th, South to Alderny, West to Alderny Ct., South to home

FEATURES

ARCHITECTURE	Ranch	BASEMENT	2 Bedroom, 1 Bath, Rec/Family Room, G	LAUNDRY	Separate Room, 220-Electric, Main Floor
EXTERIOR	Frame w/Less than 50% Mas	FINISH	ame Room, Office, Storage, Other/See Remarks	INTERIOR	Ceiling Fan(s), Closet-Walk-In, Deco
CONSTRUCTION		COOLING	Central, Electric	AMENITIES	rative Fireplace, Fireplace Doors /Screens, Hardwood Floors, Vaulted
ROOF	Composition	HEATING	Forced Air, Gas		Ceiling, Whirlpool, Window Coverings-All
LOT	Cul-de-Sac, Pond/Lake, Wooded	DINING	Eating Bar, Formal, Kitchen/Dining	POSSESSION	At Closing
DESCRIPTION		AREA	Combo	PROPOSED FINANCING	Conventional, FHA, VA
FRONTAGE	Paved Frontage	FIREPLACE	Two, Gas, Woodburning, Two Way, Gas Starter, Insert		
EXTERIOR AMENI	Guttering, Irrigation Well, Security				
TIES	Light, Sidewalks, Sprinkler				

FINANCIAL

Assumable	No	Yearly HOA Dues	300.00
General Taxes	2,791.33	HOA Initiation Fee	0.00
General Tax Year	2008	HBPP Company	Comfort Systems
Yearly Specials	978.38	Earnest Money	The Second Regency
Total Specials	982.03	Currently Rented?	No
		Rental Amount	

REMARKS

Public Remarks Very well kept home in the Briarwood Estates. Hidden from 119th street by the hedgerow, enjoy the evenings on your covered deck, 75 yards from the well stocked lake. Beautiful landscaping with numerous shrubs, bushes and flowers. Inside enjoy the roomy hearthroom with three-way fireplace, hardwood floors and elegant window coverings. Home boasts five bedrooms and three baths with over 3115 sq. ft. of finished area. Includes 11 X 13 finished office and 12 X 14 workshop in the basement. New roof in '07



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