

LISTING DETAIL



MLS # 238863
Price \$299,000
Status Active
Address 8115 E Champions Ct.
Address 2
City Wichita
State KS
Zip 67226
County Sedgwick
Area 435
Class RESIDENTIAL
Type Single Family OnSite Blt



GENERAL

TFLA	3650	Kitchen Dimensions	12 X 13	Elementary School	Gammon
AGLA	2600	Dining Rm Dimensions	12 X 12	Middle School	Stucky Middle
BFA	1050	Family Rm Dimensions	14 X 25	High School	Heights
SQFT Source	Owner	Rec Rm Dimensions	15 X 18	Year Built	1987
Levels	2 Story	Master Bedroom Dimensions	15.5 X 29	Approximate Age	21 - 35 Years
Basement	Yes - Finished	Bedroom 2 Dimensions	13 X 15.5	Builder	J. Russell
AG Bedrooms	3	Bedroom 3 Dimensions	13 X 17	Est. Completion Date	
Total Bedrooms	5	Bedroom 4 Dimensions	15 X 18	Acreeage	City Lot
AG Full Baths	2	Bedroom 5 Dimensions	12 X 14	Lot Size/SQFT	11,463
AG Half Baths	0	Bedroom 6 Dimensions		Number of Acres	
Total Baths	Three	Bedroom 7 Dimensions		Subdivision	Willowbend 2nd addition
Garage	Three Car				

Directions 37th and Rock North to Champion, east to Champions Ct.

FEATURES

ARCHITECTURE	Contemporary	BASEMENT FINISH	2 Bedroom, 1 Bath, Rec/Family Room, Game Room, Dry Bar, Storage, 1 Add. Finished Room	LAUNDRY	Basement, Separate Room, 220 -Electric
EXTERIOR CONSTRUCTION	Frame w/Less than 50% Mas, Vinyl /Metal Siding	COOLING	Attic Fan, Central	INTERIOR AMENITIES	Ceiling Fan(s), Closet-Walk-In, Fireplace Doors/Screens, Hardwood Floors, Security System, Vaulted Ceiling, Wet Bar, Whirlpool, Window Coverings-All, Wired for Surround Sound
ROOF	Composition	HEATING	Forced Air	POSSESSION	At Closing
LOT DESCRIPTION	Cul-de-Sac, Golf Course, Irregular, Waterfront	DINING AREA	Dining L/Alcove, Eating Bar, Eating Space in Kitchen, Formal		
FRONTAGE	Paved Frontage	FIREPLACE	Two, Living Room, Family Room, Gas, Woodburning, Free Standing, Insert		

FINANCIAL

Assumable	No	Yearly HOA Dues	426.00
General Taxes	3,346.64	HOA Initiation Fee	0.00
General Tax Year	2008	HBPP Company	First American
Yearly Specials	3.65	Earnest Money	The Second Regency
Total Specials	3.65	Currently Rented?	No
		Rental Amount	

REMARKS

Public Remarks Immaculate well maintained home in desirable Willowbend Golf Community. Home backs up to #8 green and #9 tee box with lake just beyond. This 5 br. 3ba. home boasts tons of living and entertaining area. Enclosed sun porch with room for your hot tub. Beautiful hickory hardwood floors in alcove and dinning. Kitchen features ALL stainless steel appliances, Granite countertops and marble back splash with plenty of cabinet space. Air locke entrance, new Certinteed Presidential TDL roof with warranty and fresh



Vince Jones
 (316) 210-4830
 vincej63@yahoo.com

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

