

# Real Estate Specs

<b>Status</b>	Active	<b>Bedrooms</b>	1
<b>Type</b>	Single Family OnSite Blt	<b>Total Bdrms</b>	1
<b>Address</b>	128 N Ash	<b>Full Baths</b>	1
<b>City</b>	Wichita	<b>Half Baths</b>	0
<b>State</b>	Kansas	<b>Total Baths</b>	1
<b>Zip</b>	67214	<b>Garage</b>	none
<b>Area</b>	402	<b>Basement</b>	none
<b>Class</b>	Residential	<b>Levels</b>	One story
<b>Acreage</b>	City Lot	<b>Zoning</b>	General Office, permits Multi Family

## General Information

<b>Agent</b>	Bob McBride	<b>AGLA</b>	975
<b>Showing Phone</b>	(316) 788-7253	<b>TFLA</b>	975
<b>Listing Date</b>	4/2/2008	<b>SqFt Source</b>	County
<b>County</b>	Sedgwick	<b>Lot Size</b>	7000
<b>Elementary School</b>	College Hill/Washington	<b>Year Built</b>	1942
<b>Middle School</b>	Robinson	<b>Broker Participation</b>	3%
<b>High School</b>	East		

**FEMA Information:** Zone X, Outside the 1% annual chance floodplain

**Bedroom Details:** 10'5x15'9 with two closets, master bathroom with shower. Carpet with hardwood underneath. Feels like a sunroom with tons of windows.

**Living Room Details:** 13'10x13'10 with hardwood floors under the carpet and leads into kitchen

**Kitchen Details:** 12'3x12' with vinyl flooring and neutral coloring

**Family Room Details:** 23'4x12' serves as entry foyer and additional living space with hardwood floors underneath the carpet

**Details:** Arched Doorways, back door with steps, new heather and a/c unit in October 2007, business opportunity for general office or multi family

**Frontage:** Paved, off street parking via driveway going through lot to alley access.

**Directions:** From Douglas and Hillside go West to Ash, North to Home.

## Features

<b>ARCHITECTURE</b>	<b>Heating</b>	<b>LAUNDRY</b>
Bungalow	Forced Air	none
<b>EXTERIOR CONSTRUCTION</b>	Gas	<b>INTERIOR AMENITIES</b>
Other	<b>Exterior Amenities</b>	Ceiling Fans
<b>ROOF</b>	Alley Access/ Five City Lots	Tons of windows in MBR
Composition	Wooden Covered Front Porch	<b>POSSESSION</b>
<b>LOT DESCRIPTION</b>	<b>COOLING</b>	At Closing
Standard	Central	<b>PROPOSED FINANCING</b>
<b>Utilities</b>	Electric	Cash
Sewer	<b>Master Bedroom</b>	<b>WARRANTY</b>
Public Water	Master Bedroom on Main Level	No Warranty Provided
Natural Gas	Shower Master Bedroom	<b>OWNERSHIP</b>
100 Amp Panel	Master Bedroom Bath	Individual
<b>GARAGE</b>	<b>DINING AREA</b>	<b>SHOWING INSTRUCTIONS</b>
None	Kitchen/Family Combo	Call List Agent/Office
<b>FLOOD INSURANCE</b>	<b>APPLIANCES</b>	<b>AGENT TYPE</b>
Unknown	Electric Hookup	Sellers Agent

## Financials

<b>General Taxes</b>	\$531.03	<b>Earnest Deposit</b>	\$2,500.00
<b>Special Taxes</b>	\$3.65	<b>Title Company</b>	Kansas Secured Title