

# Real Estate Specs

<b>Status</b>	Active	<b>Bedrooms</b>	2
<b>Type</b>	Single Family OnSite Blt	<b>Total Bdrms</b>	2
<b>Address</b>	238 E Illinois	<b>Full Baths</b>	1
<b>City</b>	Howard	<b>Total Baths</b>	2
<b>State</b>	Kansas	<b>Garage</b>	3
<b>Zip</b>	67349	<b>Basement</b>	Yes- unfinished
<b>Class</b>	Residential	<b>Levels</b>	One Story
<b>Acreage</b>	City Lot - 5 lots	<b>Legal:</b>	Lots 88-90-92-94-96 Block 53 Howard Original City, SEC-1, TWP-30, RNG-10E
<b>Area</b>	Howard		

## General Information

<b>Agent</b>	Bob McBride	<b>AGLA</b>	1840
<b>Showing Phone</b>	(316) 788-7253	<b>TFLA</b>	3680
<b>Listing Date</b>	3/14/2008	<b>SqFt Source</b>	Floor Plans
<b>County</b>	Elk	<b>Lot Size</b>	17875
<b>Elementary School</b>	Severy Elementary	<b>Year Built</b>	1954
<b>Middle School</b>	West Elk Jr. High	<b>Broker Participation</b>	3%
<b>High School</b>	West Elk High School		
<b>Bedroom Details:</b>	Master:12'10 x 14'8 main floor with hardwood flooring, walk in closet, jack-n-jill bathroom, and his-n-hers closets. BR2: 14'x11' with hardwood floors and huge wall length closet.		
<b>Bathroom Details:</b>	Main floor bathroom: 8'x5'9" features shower/tub combo and hardwood flooring; Downstairs bathroom has shower.		
<b>Living Room Details:</b>	16'x24' living room with hardwood floors, entire main level features hardwood floors.		
<b>Kitchen Details:</b>	19'x10'6 Hardwood floors, eat in kitchen views out to pool area, formal dining room		
<b>Basement Details:</b>	Unfinished basement features kitchen area, bathroom, and laundry room		
<b>Exterior Details:</b>	Frame w/ less than 50% masonry, composition shingles, corner lot, paved frontage, in ground pool with retracting roof covering the patio, guttering, sidewalks, storm doors and storm windows, attached 3 car garage.		

**Directions:** Go East on Kellogg/400 to 99; S on 99 to Howard, KS, W on Michigan, S on Cedar, W on Illinois

## Features

<b>ARCHITECTURE</b>	<b>UTILITIES</b>	<b>LAUNDRY</b>
Ranch	Sewer, City Water	Basement
<b>EXTERIOR CONSTRUCTION</b>	Natural Gas	<b>INTERIOR AMENITIES</b>
Frame w/ less than 50% masonry	<b>BASEMENT/FOUNDATION</b>	Ceiling Fans
<b>ROOF</b>	Full/Unfinished	Closet-Walk In/Hardwood Floors
Composition	<b>BASEMENT FINISH</b>	<b>POSSESSION</b>
<b>LOT DESCRIPTION</b>	None	At Closing
Corner	1 Bathroom	<b>PROPOSED FINANCING</b>
<b>EXTERIOR AMENITIES</b>	<b>COOLING</b>	Cash
In Ground Pool w/ Ret. Roof	Central/Gas	<b>WARRANTY</b>
Covered Patio, Fence -Chain	<b>HEATING</b>	No Warranty Provided
Guttering	Forced Air/Gas	<b>OWNERSHIP</b>
Storm windows/doors Ins. glass	<b>DINING AREA</b>	Individual
<b>GARAGE</b>	Dining Area/Alcove	<b>SHOWING INSTRUCTIONS</b>
Attached 3 Car	<b>APPLIANCES</b>	Call List Agent/Office/Combo/Vacant
<b>FLOOD INSURANCE</b>	None/Microwave	<b>AGENT TYPE</b>
Unknown		Sellers Agent

## Financials

<b>General Taxes</b>	\$1,516.56	<b>Earnest Deposit</b>	\$3,500.00
<b>Special Taxes</b>	\$0.00	<b>Title Company</b>	Kansas Secured Title