

Real Estate Specs

Status Active **Bedrooms** 3
Type Single Family OnSite Blt **Total Bdrms** 3
Address 919 N Beaver Trail **Full Baths** 3
City Derby **Half Baths** 0
State Kansas **Total Baths** 3
Zip 67037 **Garage** 2 car attached
Area DRB **Basement** Yes-Finished
Class Residential **Levels** One story
Acreeage City Lot **Zoning** Single Family Residential

General Information

Agent Bob McBride **AGLA** 1465
Showing Phone (316) 788-7253 **TFLA** 2565
Listing Date 3/20/2008 **SqFt Source** County
County Sedgwick **Lot Size** 13082
Elementary School Tanglewood **Year Built** 1974
Middle School Derby **Broker** 3%
High School Derby **Participation**

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

Bedroom Details: Master BR is 13'2x13'2,main level w/carpet,jack-n-jill's through the bathroom/laundry room into the kitchen. BR #2 is 11'5x13'1,upstairs w/carpet. BR #3 is 10'x10'4, upstairs w/carpet.Two rooms downstairs that c/b non-conforming BR's.

Living Room Details: 16'x9'9, On the main level adjoining the kitchen & huge 13'5x13'5 formal dining room

Kitchen Details: 14'x11'5 with carpet, large open kitchen with room for breakfast area or desk

Family Room Details: 16'3x13'2 located in the basement with a woodburning fireplace and brick mantle carpet flooring.

Details: Upgraded dual pane tilt in vinyl windows, seamless guttering, newer garage door w/ openers, oversized garage, wooden deck in back w/ fenced in yard and tool shed.

Frontage: Paved

Directions: From James and Rock Road, go West on James to Beaver Trail, South on Beaver Trail to home.

Features

ARCHITECTURE	Heating	LAUNDRY
Ranch	Forced Air	Main Floor
EXTERIOR CONSTRUCTION	Gas	INTERIOR AMENITIES
Frame w/less than 50% Masonry	Exterior Amenities	Security System
ROOF	Fence-Wood	Closet-Walk In/Ceiling Fans
Composition	Seamless Guttering	POSSESSION
LOT DESCRIPTION	COOLING	At Closing
Standard	Central	PROPOSED FINANCING
Wooded	Electric	Cash
Utilities	Master Bedroom	WARRANTY
Public Water	Master Bedroom on Main Level	No Warranty Provided
Sewer	Shower Master Bedroom	OWNERSHIP
Natural Gas	Master Bedroom Bath/Laundry	Individual
GARAGE	DINING AREA	SHOWING INSTRUCTIONS
Two car attached/Oversized	Formal	Call List Agent/Office
FLOOD INSURANCE	APPLIANCES	AGENT TYPE
Unknown	Dishwasher/Disposal	Sellers Agent

Financials

General Taxes \$1,966.19 **Earnest Deposit** \$3,500.00
Special Taxes \$3.65 **Title Company** Kansas Secured Title