

# Real Estate Specifications

<b>Status</b>	Active	<b>Bedrooms</b>	3
<b>Type</b>	Single Family OnSite Blt	<b>Total Bdrms</b>	3
<b>Address</b>	1642 S. Washington	<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>	67211-4338	<b>Garage</b>	Detached two+ car garage
<b>Area</b>	501	<b>Basement</b>	yes-unfinished
<b>Class</b>	Residential	<b>Levels</b>	One story
<b>Acreage</b>	City Lot	<b>Zoning</b>	B, Multi Family

## General Information

<b>Agent</b>	Bob McBride	<b>AGLA</b>	1022
<b>Showing Phone</b>	(316) 788-7253	<b>TFLA</b>	1344
<b>Listing Date</b>	6/30/2008	<b>SqFt Source</b>	County
<b>County</b>	Sedgwick	<b>Lot Size</b>	7500
<b>Elementary School</b>	Gardiner Elementary	<b>Year Built</b>	1950
<b>Middle School</b>	Hamilton Middle School	<b>Broker Participation</b>	3%
<b>High School</b>	West High		
<b>FEMA Information:</b>	Zone X, outside the 1% annual chance flood plain.		
<b>Bedroom Details:</b>	Master Bedroom 17x19 on main floor. Second Bedroom 9 1/2x 11' room also on main floor. Third Bedroom is 10x13'6 on main floor too!		
<b>Living Room Details:</b>	11'x15 1/2' living space located on main floor!		
<b>Kitchen Details:</b>	16'x7 1/2' kitchen space with wood laminate flooring.		

**Frontage:** Paved frontage

**Directions:** From Harry and Washington, go South to Home.

## Features

<b>ARCHITECTURE</b>	<b>Heating</b>	<b>LAUNDRY</b>
Ranch	Forced Air	Basement
<b>EXTERIOR CONSTRUCTION</b>	Gas	<b>INTERIOR AMENITIES</b>
Frame	<b>Exterior Amenities</b>	Ceiling Fans
<b>ROOF</b>	Sidewalks	Wood Floors
Composition	Fence-Chain	<b>POSSESSION</b>
<b>LOT DESCRIPTION</b>	<b>COOLING</b>	At Closing
Standard	Central	<b>PROPOSED FINANCING</b>
<b>Utilities</b>	Electric	Cash
City Sewer	<b>Master Bedroom</b>	<b>WARRANTY</b>
Electricity	Master Bedroom on Main Level	No Warranty Provided
Natural Gas	Split Bedroom Plan	<b>OWNERSHIP</b>
City Water	Storage above closet	Individual
<b>GARAGE</b>	<b>DINING AREA</b>	<b>SHOWING INSTRUCTIONS</b>
yes, located in backyard/ one door	Eating Space in Kitchen	Call List Agent/Office
<b>FLOOD INSURANCE</b>	<b>FRONTAGE</b>	<b>AGENT TYPE</b>
Unknown	Paved	Sellers Agent

## Financials

<b>General Taxes</b>	\$866.29	<b>Earnest Deposit</b>	\$2,500.00
<b>Special Taxes</b>	\$3.65	<b>Title Company</b>	Kansas Secured Title