

Client Handout



MLS # 250926
Status Active
Type Single Family OnSite Blt
Address 343 S Fountain
Address 2
City Wichita
Area 403
Class RESIDENTIAL
Asking Price \$218,900

AG Bedrooms 4
Total Bedrooms 4
AG Full Baths 1
AG Half Baths 2
Total Baths 2 - 1/2
Garage Two Car
Basement Yes - Finished
Levels 2 Story
Approximate Age 81+ Years
Acreage City Lot
Agent - Agent Name Kathy Dame
Agent - Phone Number (316) 516-5967



Virtual Tour:

GENERAL

Directions **W OF OLIVER, S OF DOUGLAS ON FOUNTAIN TO HOUSE.**

County Sedgwick
Elementary School College Hill
Middle School Robinson
High School East
Subdivision College Hill
Master Bedroom Dimensions 17 x 12
Master Bedroom Level U
Master Bedroom Floor Wood
Bedroom 2 Dimensions 12 x 11
Bedroom 2 Level U
Bedroom 2 Floor Wood
Bedroom 3 Dimensions 12 x 11
Bedroom 3 Level U
Bedroom 3 Floor Wood
Bedroom 4 Dimensions 12 x 9
Bedroom 4 Level U
Bedroom 4 Floor Wood
Bedroom 5 Dimensions
Bedroom 5 Level
Bedroom 5 Floor
Bedroom 6 Dimensions
Bedroom 6 Level
Bedroom 6 Floor
Bedroom 7 Dimensions
Bedroom 7 Level
Bedroom 7 Floor
Living Rm Dimensions 24 x 13
Living Rm Level M

Living Rm Floor Wood
Kitchen Dimensions 11 x 15
Kitchen Level M
Kitchen Floor Tile
Dining Rm Dimensions 14.5 x 11
Dining Rm Level M
Dining Rm Floor Wood
Family Rm Dimensions 17 x 8
Family Rm Level B
Family Rm Floor Carpet
Rec Rm Dimensions 11 x 11
Rec Rm Level B
Rec Rm Floor Carpet
Year Built 1927
Builder
Est. Completion Date
Lot Size/SQFT 150 x 50
Number of Acres
Legal W 19 FT E 113.5 FT S .33 FT LOT 3 ALL LOTS 5-7 BLOCK A FREDERICK'S ADD.
Associated Document Count 0
TFLA 2588
AGLA 2269
BFA 319
SQFT Source Court House

FEATURES

ARCHITECTURE Traditional
EXTERIOR Masonry-Brick
CONSTRUCTION
ROOF Composition
LOT DESCRIPTION Standard
EXTERIOR AMENITIES In Ground Pool, Swimming Pool Equipment, Patio, Fence-Other/See Remarks, Security Light, Sprinkler System, Storm Door(s), Storm Windows/Ins Glass Detached, Oversized
GARAGE Unknown
FLOOD INSURANCE Sewer, Natural Gas, Public Water
UTILITIES Partial
BASEMENT/FOUNDATION Rec/Family Room, Office, Storage
BASEMENT FINISH Central, Electric
COOLING Floor Furnace, Gas
HEATING Eating Space in Kitchen, Formal
DINING AREA Two, Living Room, Master Bedroom, Woodburning, Gas Starter
FIREPLACE

OTHER ROOMS Exercise Room, Foyer, Storage
LAUNDRY Basement, Separate Room, 220-Electric
INTERIOR AMENITIES Ceiling Fan(s), Electronic Air Filter, Fireplace Doors/Screens, Hardwood Floors, Wet Bar Negotiable
POSSESSION Conventional, FHA, VA
PROPOSED FINANCING HBPP Purchased
WARRANTY Individual
OWNERSHIP Jogging Path, Playground, Swimming Pool, Tennis Courts
NEIGHBORHOOD AMENITIES Yes
PROPERTY CONDITION
REPORT
DOCUMENTS ON FILE Additional Photos, Documents Online, Lead Paint, Sellers Prop. Disclosure
SHOWING INSTRUCTIONS Call List Agent/Office, MLS Lock Box
SUBMISSION INFO Submit Photo
TYPE OF LISTING Excl Right w/o Reserve
AGENT TYPE Excl Transaction Broker

FINANCIAL

Assumable No
General Taxes 2654.67
General Tax Year 2008
Yearly Specials 27.26
Total Specials 27.26
Yearly HOA Dues 0.00

HOA Initiation Fee 0.00
HBPP Company COMFORT SYSTEM
Earnest Money Buyers Choice
Currently Rented? No
Rental Amount

PUBLIC REMARKS

Beautifully updated College Hill home near the park. Wonderful hardwood floors throughout. New carpet in basement. Great bathroom layout upstairs for the whole family. Unique character and features throughout. Light and bright, this lovely home reflects its excellent location. Oversized tandem garage. Large laundry room. 20 x 40 fenced inground pool. New pool pump 07/08. New roof 6/07. See additional info and pictures at www.kathydame.com

ADDITIONAL PICTURES



Kathy Dame
kathydame@cox.net
(316) 516-5967
BEV SHRUM REALTY, INC.
555 N WOODLAWN BLDG 1 STE
WICHITA KS 67208
www.kathydame.com



This information is not verified for authenticity or accuracy and is not guaranteed. ? 1993-2009, South Central Kansas MLS, Inc. All Rights Reserved.