

RESIDENTIAL

FACT & FEATURE SHEET

Property: 4520 E 173rd Overbrook, KS 66524

Price: \$234,500

Location: From Topeka take Hwy 75 south to Hwy 56 - East to Ratner road at large water tower. South to 173rd st. West to address



HOME FEATURES:

STYLE: Ranch (hip roof, composition shingles)
 TOTAL SQ. FT.: 1396 main floor
 AGE: 4 years old (Prellwitz built)
 HEAT/ AC: Forced air gas, forced air electric
 ELECTRIC: 200Amp service (prewired for phone and cable)
 BEDROOMS: 3 on main floor
 GARAGE: 3 car attached (2 wide, and 2 deep on one side) insulated door w/ opener
 BATHROOMS: 2 baths on main floor (basement stubbed for 3rd bath) Double sinks in master bath
APPLIANCES / EQUIPMENT: Refrigerator, oven, dishwasher, microwave, garbage disposal, satellite dish equipment, shelving in garage, thermopane windows, security system, insulated garage door, lawn recently graded - seeded and fertilized (Hay field produced 140 large bales), partial brick front.

| ROOM | SIZE | FEATURES |
|---------------------|------------|-------------------------------|
| KITCHEN and DINING: | 13.5x19 | eat in kitchen w/ island |
| LIVING ROOM: | 15.5x20 | wood fireplace |
| UTILITY ROOM: | 6x9 | main floor w/ pantry |
| MASTER BEDROOM: | 12x15.5 | master bath w/ walk in closet |
| BEDROOM: | 10x13.5 | main floor |
| BEDROOM: | 10x12 | main floor |
| BASEMENT: | Unfinished | ready for 3rd bath |

LOT FEATURES:

LOT SIZE: 914x1909 40 acres
 UTILITIES: Rural water district number 5, septic system, dish network available, Trailnet (internet) available Utility averages: Gas \$126 Electric \$90 Water \$42
 SITE FEATURES: Large open site with multiple ponds, with great fishing. Great abundance of blackberries at back of property. Large additional building site.

COMMUNITY AMENITIES: Small town living - near Topeka Near great fishing lakes

GRADE SCHOOL: Overbrook
 MIDDLE SCHOOL: Overbrook
 HIGH SCHOOL: Santa Fe Trail

COUNTY TAX ID:

070-091-12-0-00-00-005-04-0-01

REAL ESTATE TAXES: \$2,034.92
 SPECIAL ASSESSMENTS: \$0
 TOTAL TAXES: \$2,034.92
 BALANCE ON SPECIALS: \$0

POSSESSION DATE: NEGOTIABLE



Shawnee Heights Leading Realtors!

785-273-1100 Office
 785-249-6347 Cell
 785-273-9327 Fax



RE/MAX Associates of
Topeka

Ed Matyak
 785-273-1100 Office
 785-608-3200 Cell
 785-273-9327 Fax