

# RESIDENTIAL

## FACT & FEATURE SHEET

**Property:** 6525 SE 53rd Tecumseh, KS 66542

**Price:** \$148,500

**Location:** From 45th and Topeka Blvd, go East to Shawnee Heights Rd. - South to 53rd st. - then East to address. House is on South side of road.

### HOME FEATURES:

**STYLE:** Ranch (Manufactured)

**TOTAL SQ. FT.:** 1,416 Main

**AGE:** 35 years - Full basement (poured concrete)

**HEAT/ AC:** Propane, electric

**ELECTRIC:** 200 amp. service

**BEDROOMS:** 3 (main floor)

**GARAGE:** 2 car attached

**BATHROOMS:** 2 (main floor)

**APPLIANCES / EQUIPMENT:** Refrigerator, stove, microwave, dishwasher, 2 garage door openers. Water Purifier under kitchen sink - water softener

ROOM	SIZE	FEATURES
KITCHEN:	7.5 x 9	Eating bar
LIVING ROOM:	15 x 23	View of pond
DINING ROOM:	10 x 15	
MASTER BEDROOM:	11.5 x 12.5	main floor
BEDROOM:	9 x 12.5	main floor
BEDROOM:	11 x 11.5	main floor
LAUNDRY:		main floor



**LOT FEATURES:** Country Setting with pond and privacy, 24x36 building for horses or garage. Easement for approach driveway. Pasture fenced.

**LOT SIZE:** 10 acres (aerial photo available)

**UTILITIES:** Propane, electric - rural water - SW Bell - DSL available - Dish Network available

**COMMUNITY AMENITIES:** Near Shawnee Heights school complex

**GRADE SCHOOL:** Berryton

**MIDDLE SCHOOL:** Shawnee Heights

**HIGH SCHOOL:** Shawnee Heights

**COUNTY TAX ID:**

**1293200001004010**

**REAL ESTATE TAXES:** \$1,543.71

**SPECIAL ASSESSMENTS:** \$0.00

**TOTAL TAXES:** \$1,543.71

**BALANCE ON SPECIALS:** \$0.00

**POSSESSION DATE:** NEGOTIABLE

*Shawnee Heights Leading Realtors!*



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