

LISTING DETAIL



MLS # 251879
Price \$59,999
Status Active
Address 823 S Poplar
Address 2
City Wichita
State KS
Zip 67211
County Sedgwick
Area 502
Class RESIDENTIAL
Type Single Family OnSite Blt



GENERAL

TFLA	1270	Kitchen Dimensions	10.8x7.4	Elementary School	Jefferson
AGLA	870	Dining Rm Dimensions	10.3X8	Middle School	Curtis
BFA	400	Family Rm Dimensions	27x10	High School	Southeast
SQFT Source	Court House	Rec Rm Dimensions		Year Built	1930
Levels	One Story	Master Bedroom Dimensions	12x9.7	Approximate Age	81+ Years
Basement	Yes - Finished	Bedroom 2 Dimensions	11.9x10.9	Builder	
AG Bedrooms	2	Bedroom 3 Dimensions		Est. Completion Date	
Total Bedrooms	3	Bedroom 4 Dimensions		Acreage	City Lot
AG Full Baths	1	Bedroom 5 Dimensions		Lot Size/SQFT	6250
AG Half Baths	0	Bedroom 6 Dimensions		Number of Acres	
Total Baths	One	Bedroom 7 Dimensions		Subdivision	Sunny Side Add
Garage	One Car			Legal	LOTS 65-67 POPLAR

Directions From Lincoln St. & Hillside, go West on Lincoln before you get to the light, Poplar St on your right hand, turn north to on Poplar St. to home.

FEATURES

ARCHITECTURE	Bungalow	BASEMENT FINISH	Rec/Family Room, Office	LAUNDRY	Basement, 220-Electric
EXTERIOR	Other/See Remarks	COOLING	Central, Electric	INTERIOR AMENITIES	Ceiling Fan(s), Closet-Cedar, Window Coverings-All
CONSTRUCTION		HEATING	Forced Air, Gas	POSSESSION	Negotiable
ROOF	Composition	DINING AREA	Formal	PROPOSED	Conventional, FHA
LOT DESCRIPTION	Standard	KITCHEN FEATURES	Gas Hookup	FINANCING	
FRONTAGE	Paved Frontage			WARRANTY	No Warranty Provided
EXTERIOR AMENITIES	Fence-Chain, Fence-Wood, Guttering, Storm Door(s), Storm Windows/Ins Glass			OWNERSHIP	Individual
				PROPERTY	Yes
				CONDITION REPORT	

FINANCIAL

Assumable	No	Yearly HOA Dues	0.00
General Taxes	783.25	HOA Initiation Fee	0.00
General Tax Year	2008	HBPP Company	
Yearly Specials	4.04	Earnest Money	Guardian Title
Total Specials	4.04	Currently Rented?	No
		Rental Amount	

REMARKS

Public Remarks Where will you find a home with a finished basement in great condition for under \$60,000.00 This home is priced lower than county appraisal value. Look at the ceramic tile in formal dining, kitchen and the wall's around the shower in Bathroom. Large finished basement with a room with a Large Window that is used as bedroom and two more large windows in Family in case you want to build a 4th bedroom. Roof in two years old.



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