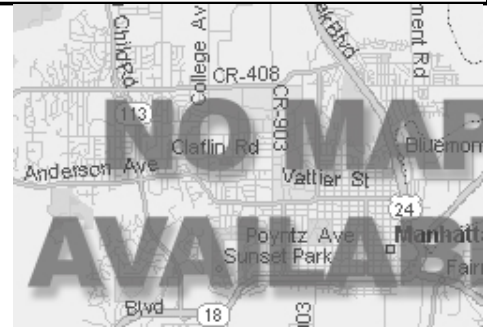


## LISTING DETAIL



**MLS #** 257379  
**Price** \$398,900  
**Status** Active  
**Address** 3822 N Lakecrest  
**Address 2**  
**City** Wichita  
**State** KS  
**Zip** 67205  
**County** Sedgwick  
**Area** 147  
**Class** RESIDENTIAL  
**Type** Single Family OnSite Blt



### GENERAL

<b>TFLA</b>	3828	<b>Kitchen Dimensions</b>	24x12	<b>Elementary School</b>	Maize
<b>AGLA</b>	2028	<b>Dining Rm Dimensions</b>	0x0	<b>Middle School</b>	Maize Middle
<b>BFA</b>	1800	<b>Family Rm Dimensions</b>	32x24	<b>High School</b>	Maize
<b>SQFT Source</b>	Builder Plans	<b>Rec Rm Dimensions</b>		<b>Year Built</b>	2007
<b>Levels</b>	One Story	<b>Master Bedroom Dimensions</b>	16x15	<b>Approximate Age</b>	5 or Less
<b>Basement</b>	Yes - Finished	<b>Bedroom 2 Dimensions</b>	13x12	<b>Builder</b>	
<b>AG Bedrooms</b>	3	<b>Bedroom 3 Dimensions</b>	13x12	<b>Est. Completion Date</b>	
<b>Total Bedrooms</b>	6	<b>Bedroom 4 Dimensions</b>	13x11	<b>Acreage</b>	Not Applicable
<b>AG Full Baths</b>	3	<b>Bedroom 5 Dimensions</b>	12x11	<b>Lot Size/SQFT</b>	90x145
<b>AG Half Baths</b>	0	<b>Bedroom 6 Dimensions</b>	12x11	<b>Number of Acres</b>	
<b>Total Baths</b>	Three	<b>Bedroom 7 Dimensions</b>		<b>Subdivision</b>	Huntleigh
<b>Garage</b>	Three Car			<b>Legal</b>	Lot 3 Block C Ridge Addition

**Directions** 37th and Ridge West to Lakecrest, North on Lakecrest, then immediate Rt to 1st Lakecrest Ct on the South

### FEATURES

<b>ARCHITECTURE</b>	Ranch	<b>BASEMENT</b>	3 Bedroom, 1 Bath, Rec/Family Room,	<b>LAUNDRY</b>	Separate Room, 220-Electric, Main Floor
<b>EXTERIOR</b>	Frame w/More than 50% Mas,	<b>T FINISH</b>	Wet Bar, Storage	<b>INTERIOR</b>	Ceiling Fan(s), Closet-Walk-In,
<b>CONSTRUCTION</b>	Masonry-Brick	<b>COOLING</b>	Central, Electric	<b>AMENITIES</b>	Hardwood Floors, Vaulted Ceiling, Wet Bar, Window Coverings-Part
<b>ROOF</b>	Composition	<b>HEATING</b>	Forced Air, Gas	<b>POSSESSION</b>	Negotiable
<b>LOT DESCRIPTION</b>	Corner, Cul-de-Sac, Pond/Lake	<b>DINING</b>	Eating Bar, Eating Space in Kitchen,	<b>PROPOSED</b>	Conventional
<b>EXTERIOR</b>	Patio, Guttering, Irrigation Pump,	<b>AREA</b>	Formal	<b>FINANCING</b>	
<b>AMENITIES</b>	Irrigation Well, Sprinkler System, Deck, Covered Deck	<b>FIREPLAC E</b>	Three+, Living Room, Family Room, Master Bedroom, Gas, Two Way		
<b>GARAGE</b>	Attached, Opener, Oversized	<b>KITCHEN</b>	Desk, Eating Bar, Island, Pantry, Range		

### FINANCIAL

<b>Assumable</b>	No	<b>Yearly HOA Dues</b>	600.00
<b>General Taxes</b>	3965.34	<b>HOA Initiation Fee</b>	200.00
<b>General Tax Year</b>	2008	<b>HBPP Company</b>	
<b>Yearly Specials</b>	1409.72	<b>Earnest Money</b>	Guardian Title
<b>Total Specials</b>	16061.00	<b>Currently Rented?</b>	No
		<b>Rental Amount</b>	

### REMARKS

**Public Remarks** Beautiful custom built home in Huntleigh Addition. 6 extra large bedrooms 4 with walk in closets. Master has beautiful large windows with view of the lake, 2 way fireplace, oversized shower with 2 shower heads, this room is a true luxury Master bed & bathroom. The kitchen is large and open, great for entertaining, marble countertops and beautiful dark wood throughout, Extra large walkin panty ensures plenty of space for EVERYTHING, Additional extra large walkin pantry in basement wet bar area that is capable to be 2nd



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