

## LISTING DETAIL



**MLS #** 257774  
**Price** \$115,000  
**Status** Active  
**Address** 1724 S Lark  
**Address 2**  
**City** Wichita  
**State** KS  
**Zip** 67212  
**County** Sedgwick  
**Area** 132  
**Class** RESIDENTIAL  
**Type** Single Family OnSite Blt



### GENERAL

<b>TFLA</b>	1692	<b>Kitchen Dimensions</b>	16.5X8	<b>Elementary School</b>	Goddard
<b>AGLA</b>	1692	<b>Dining Rm Dimensions</b>		<b>Middle School</b>	Goddard
<b>BFA</b>		<b>Family Rm Dimensions</b>	19X16	<b>High School</b>	Goddard
<b>SQFT Source</b>	Court House	<b>Rec Rm Dimensions</b>		<b>Year Built</b>	1958
<b>Levels</b>	One Story	<b>Master Bedroom Dimensions</b>	12X14	<b>Approximate Age</b>	51 - 80 Years
<b>Basement</b>	None	<b>Bedroom 2 Dimensions</b>	10X14	<b>Builder</b>	
<b>AG Bedrooms</b>	3	<b>Bedroom 3 Dimensions</b>	10X14	<b>Est. Completion Date</b>	
<b>Total Bedrooms</b>	3	<b>Bedroom 4 Dimensions</b>		<b>Acreage</b>	1/2 to 1 Acre
<b>AG Full Baths</b>	2	<b>Bedroom 5 Dimensions</b>		<b>Lot Size/SQFT</b>	30,056
<b>AG Half Baths</b>	0	<b>Bedroom 6 Dimensions</b>		<b>Number of Acres</b>	0.69
<b>Total Baths</b>	Two	<b>Bedroom 7 Dimensions</b>		<b>Subdivision</b>	
<b>Garage</b>	Two Car			<b>Legal</b>	BEG 1259.65 FT W &

**Directions** Kello & Maize South to Carr, West to Lark North to home.

### FEATURES

<b>ARCHITECTURE</b>	Ranch	<b>BASEMENT FINISH</b>	None	<b>LAUNDRY</b>	Separate Room, 220
<b>EXTERIOR CONSTRUCTION</b>	Frame, Masonry-Brick	<b>COOLING</b>	Central, Electric		-Electric
<b>ION</b>		<b>HEATING</b>	Forced Air, Gas	<b>POSSESSION</b>	Negotiable
<b>ROOF</b>	Composition	<b>DINING AREA</b>	Living/Dining Combo	<b>PROPOSED FINANCING</b>	Conventional, FHA, VA, Owner Carry
<b>LOT DESCRIPTION</b>	Wooded			<b>WARRANTY</b>	HBPP Purchased
<b>FRONTAGE</b>	Paved Frontage			<b>OWNERSHIP</b>	Individual
<b>EXTERIOR AMENITIES</b>	Corral, Fence-Chain, Guttering, Horses Allowed, Storage Building(s)			<b>PROPERTY CONDITION REPORT</b>	No

### FINANCIAL

<b>Assumable</b>	No	<b>Yearly HOA Dues</b>	0.00
<b>General Taxes</b>	1624.43	<b>HOA Initiation Fee</b>	0.00
<b>General Tax Year</b>	8	<b>HBPP Company</b>	Comfort Systems
<b>Yearly Specials</b>	4.04	<b>Earnest Money</b>	FATCO
<b>Total Specials</b>	0.00	<b>Currently Rented?</b>	No
		<b>Rental Amount</b>	

### REMARKS

**Public Remarks** Great opportunity to own a home within the city limits and still own horses in your own back yard... Very spacious in and out, large rooms, sits on .69 of an acre and 2 garages one attached and 1 detached. Stables have been built and owner has a permit from the city allowing up to two horses.



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