

LISTING DETAIL



MLS # 259298
Price \$69,000
Status Active
Address 2002 W Lydia
Address 2
City Wichita
State KS
Zip 67213
County Sedgwick
Area 208
Class RESIDENTIAL
Type Single Family OnSite Blt



GENERAL

TFLA	1074	Kitchen Dimensions	14x9	Elementary School	Woodman
AGLA	1074	Dining Rm Dimensions		Middle School	Truesdell
BFA		Family Rm Dimensions		High School	South
SQFT Source	Owner	Rec Rm Dimensions		Year Built	1955
Levels	One Story	Master Bedroom Dimensions	14x10	Approximate Age	51 - 80 Years
Basement	None	Bedroom 2 Dimensions	10x10	Builder	
AG Bedrooms	3	Bedroom 3 Dimensions	17x10	Est. Completion Date	
Total Bedrooms	3	Bedroom 4 Dimensions		Acreage	City Lot
AG Full Baths	1	Bedroom 5 Dimensions		Lot Size/SQFT	Unknown
AG Half Baths	0	Bedroom 6 Dimensions		Number of Acres	
Total Baths	One	Bedroom 7 Dimensions		Subdivision	
Garage	None			Legal	Lot 19 Block 14

Directions S on Meridian to Grant E. to Bonn Left to Lydia

FEATURES

ARCHITECTURE	Traditional, Ranch	BASEMENT FINISH	None	LAUNDRY	Separate Room, 220
EXTERIOR	Masonry-Brick	COOLING	Central, Electric		-Electric, Main Floor
CONSTRUCTION		HEATING	Forced Air, Gas	INTERIOR AMENITIES	Hardwood Floors, Window
ROOF	Composition	DINING AREA	Eating Space in Kitchen		Coverings-Part
LOT DESCRIPTION	Standard	APPLIANCES	Disposal, Refrigerator, Range /Oven	POSSESSION	Negotiable
EXTERIOR	Fence-Chain, Guttering,			PROPOSED	Conventional, FHA, VA
AMENITIES	Sidewalks, Storage			FINANCING	
	Building(s), Storm Door(s),			WARRANTY	HBPP Purchased
	Storm Windows/Ins Glass			OWNERSHIP	Individual

FINANCIAL

Assumable	No	Yearly HOA Dues	0.00
General Taxes	784.66	HOA Initiation Fee	0.00
General Tax Year	2008	HBPP Company	Comfort Systems
Yearly Specials	4.04	Earnest Money	Guardian Title
Total Specials	4.04	Currently Rented?	No
		Rental Amount	

REMARKS

Public Remarks Great home, perfect for first time buyers. Nicely updated and wood floors throughout. New appliances that stay with the home, fenced yard and storage building. Roof to be replaced. Seller very motivated...bring all offers.



LENNY DIAZ
Casas & Homes Realty
Main: (316) 269-4663

1359 N Market
Wichita KS 67214
ldiaz@casasandhomes.com
www.casasandhomes.com