

## LISTING DETAIL



**MLS #** 259454  
**Price** \$64,500  
**Status** Active  
**Address** 1601 E Luther  
**Address 2**  
**City** Wichita  
**State** KS  
**Zip** 67216  
**County** Sedgwick  
**Area** 514  
**Class** RESIDENTIAL  
**Type** Single Family OnSite Blt



### GENERAL

<b>TFLA</b>	972	<b>Kitchen Dimensions</b>	12x12	<b>Elementary School</b>	Anderson
<b>AGLA</b>	972	<b>Dining Rm Dimensions</b>		<b>Middle School</b>	Mead
<b>BFA</b>		<b>Family Rm Dimensions</b>		<b>High School</b>	Southeast
<b>SQFT Source</b>	Court House	<b>Rec Rm Dimensions</b>		<b>Year Built</b>	1954
<b>Levels</b>	One Story	<b>Master Bedroom Dimensions</b>	11x10	<b>Approximate Age</b>	51 - 80 Years
<b>Basement</b>	None	<b>Bedroom 2 Dimensions</b>	10x9	<b>Builder</b>	
<b>AG Bedrooms</b>	3	<b>Bedroom 3 Dimensions</b>	11x10	<b>Est. Completion Date</b>	Not Applicable
<b>Total Bedrooms</b>	3	<b>Bedroom 4 Dimensions</b>		<b>Acreage</b>	
<b>AG Full Baths</b>	1	<b>Bedroom 5 Dimensions</b>		<b>Lot Size/SQFT</b>	8190
<b>AG Half Baths</b>	0	<b>Bedroom 6 Dimensions</b>		<b>Number of Acres</b>	
<b>Total Baths</b>	One	<b>Bedroom 7 Dimensions</b>		<b>Subdivision</b>	
<b>Garage</b>	One Car			<b>Legal</b>	Lot 4 Block 5

**Directions** Pawnee and Hydraulic South to Luther W to home

### FEATURES

<b>ARCHITECTURE</b>	Ranch	<b>BASEMENT FINISH</b>	None	<b>LAUNDRY</b>	220-Electric, Main Floor
<b>EXTERIOR</b>	Vinyl/Metal Siding	<b>COOLING</b>	Central, Electric	<b>INTERIOR AMENITIES</b>	Window Coverings-All
<b>CONSTRUCTION</b>		<b>HEATING</b>	Forced Air, Gas	<b>POSSESSION</b>	Negotiable
<b>ROOF</b>	Composition	<b>DINING AREA</b>	Eating Space in Kitchen, Kitchen /Dining Combo	<b>PROPOSED FINANCING</b>	Conventional, FHA, VA
<b>LOT DESCRIPTION</b>	Standard			<b>WARRANTY</b>	No Warranty Provided
<b>EXTERIOR</b>	Antenna, Patio, Fence-Chain,			<b>OWNERSHIP</b>	Individual
<b>AMENITIES</b>	Fence-Wood, Guttering, Storm Door(s), Storm Windows/Ins Glass			<b>PROPERTY CONDITION REPORT</b>	No
				<b>DOCUMENTS ON FILE</b>	Ground Water, Lead

### FINANCIAL

<b>Assumable</b>	No	<b>Yearly HOA Dues</b>	0.00
<b>General Taxes</b>	714.43	<b>HOA Initiation Fee</b>	0.00
<b>General Tax Year</b>	2008	<b>HBPP Company</b>	
<b>Yearly Specials</b>	4.04	<b>Earnest Money</b>	Sunflower Title
<b>Total Specials</b>	4.04	<b>Currently Rented?</b>	No
		<b>Rental Amount</b>	

### REMARKS

**Public Remarks** Freshly painted and updated house perfect for first time buyers. Seller motivated, bring offer!



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