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**MLS#:** 322483 m VT: N   
**Status:** Active  
**Type:** Single Family OnSite Blt  
**Address:** 8106 E OLD MILL CT  
 WICHITA, KS 67226  
**County:** Sedgwick  
**Area:** 441  
**Subdivision:** SAWMILL CREEK ADDITION  
**Asking Price:** \$224,900  
**Class:** Residential  
**Elem. School:** Gammon  
**Middle School:** Stucky Middle  
**High School:** Heights  
**\$/TFLA-AGLA:** \$74-\$134  
**Lot Size/SQFT:** 11326  
**Appraisal?:**

**AG Bedrooms:** 2  
**Total Bedrooms:** 4  
**AG Full/Half Baths:** 2/0  
**Total Baths:** 3  
**AGLA:** 1,679  
**BFA:** 1,325  
**TFLA/Source:** 3,004/Court House  
**Garage:** Three Car  
**Original Price:** \$224,900  
**Levels:** One Story  
**Basement:** Yes - Finished  
**Approx. Age:** 6 - 10 Years  
**Year Built:** 2002  
**Acreeage Range:** City Lot  
**Acreeage:**  
**Auction?:** N

**General Info**

Level	Room Type	Dimnsns	Floor	Internet Display:	Y	Address Display:	Y
M	Master BR	14x13.66	Carpet	Comment Display:	Y	Valuation Display:	Y
M	Dining	12x10.33	Carpet	Other Rooms:	Family Room-Main Level, Foyer, Storage		
M	Living Room	16x14	Carpet	Legal:	LOT 76 BLOCK 7 SAWMILL CREEK ADD.		
M	Kitchen	12.25x11.5	Tile	Directions:	North of 45th on Rock to Sawmill Creek, East to first Cul-De-Sac on the left		
M	Family	14x11.5	Carpet				
M	Bedroom	11x10.25	Carpet				
L	Family	24.5x18	Carpet				
L	Bedroom	13.66x13.33	Carpet				
L	Bedroom	13x10.75	Carpet				
L	Office	12.25x9	Carpet				

**Features**

<b>Appliances:</b>	Dishwasher, Disposal, Microwave, Range/Oven	<b>Flood Insurance:</b>	Unknown
<b>Basement Finish:</b>	2 Bedroom, Rec/Family Room, Office, Wet Bar, Kitchen	<b>Roof:</b>	Composition
<b>Exterior Amenities:</b>	Patio, Fence-Wrought Iron/Alum, Sprinkler System, Deck	<b>Frontage:</b>	Paved Frontage
<b>Neighborhood Amenities:</b>	Playground, Swimming Pool	<b>Heating:</b>	Forced Air, Gas
<b>Interior Amenities:</b>	Ceiling Fan(s), Humidifier	<b>Fireplace:</b>	Two
<b>HOA Due Include:</b>	Other/See Remarks	<b>Dining Area:</b>	Eating Bar, Eating Space in Kitchen, Formal
<b>Architecture:</b>	Ranch	<b>Utilities:</b>	Sewer, Natural Gas, Public Water
<b>Exterior Construction:</b>	Frame w/Less than 50% Mas	<b>Garage:</b>	Attached, Opener
<b>Lot Description:</b>	Cul-de-Sac, Irregular	<b>Possession:</b>	Negotiable
<b>Cooling:</b>	Central, Electric	<b>Documents:</b>	Documents Online
<b>Kitchen Features:</b>		<b>Proposed Financing:</b>	Conventional, FHA, VA
<b>Master Bedroom:</b>	Master Bdrm on Main Level, Split Bedroom Plan, Master Bedroom Bath, Sep. Tub/Shower/Mstr Bdrm		
<b>Laundry:</b>	Main Floor		
<b>Basement/Foundation:</b>	View Out		
<b>Ownership:</b>	Individual		
<b>Warranty:</b>	No Warranty Provided		
<b>Property Condition Rpt:</b>	Y		

**Taxes & Financing**

<b>Assumable:</b>	N	<b>General Taxes:</b>	\$3,046.72	<b>General Tax Year:</b>	2010
<b>Yearly Specials:</b>	\$1,060.49	<b>Total Specials:</b>	\$6,940.08	<b>Currently Rented?</b>	N
<b>Yearly HOA Dues:</b>	\$400.00	<b>HOA Initiation Fee:</b>	\$0.00	<b>Earnest Money:</b>	\$1T
<b>HBBP Company:</b>				<b>Rental Amount:</b>	

**Comments**

**Public Remarks:** A former Model Home with extensive upgrades! Located on a quite cul-de-sac, you will love the immaculately manicured fenced yard with spectacular landscaping! Originally 3 bedrooms on the main floor, the front bedroom was converted to a formal dining room but could be converted back to a bedroom with little work. Since being built, a main floor family room addition has been added with views of a lake and a large open grassy area. The split Master has a vaulted ceiling and spacious bath with corner soaker tub and 4' shower. The finished lower level offers a great family area with a fireplace and a fully applanced wet bar/kitchen! Two additional bedrooms, a full bath and an office complete this level! If you are looking for a home with beautiful views and no neighbor in your back yard, this is the one!

MLS#: 322483



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*Prepared by Frank Priest III of Coldwell Banker Plaza Real Estate - E Central on 5/18/2011 9:45:28 AM*