

Presented By: Barbara Anderson

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2/23/2005

#7

Reece & Nichols Overland Pk S913-851-8082

11:31 A.M.

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12 Total Properties

4

Listing Information for MLS # 1225518



6109 W 94 Tr

\$174,950

Subdivision: Bel Air Heights

Type: Single

City: Overland Park

Zip: 66207 Status: A

Bedrooms: 4 Full Baths: 2 Half Baths: 0 Age: 41-50 yr

Total Sq Ft: Main Sq Ft: Acres: m/l

County: Johnson, KS

Elementary School: John Diemer

Fireplace: Y

Middle School: Indian Woods

Central Air: Y

Senior High: SM South

Garage: Y

School District: Shawnee Mission

Basement: Y

Legal: Amended Plat Lt 5 Ex W 3' Blk 6

Lot Size: 10039

Terms: Cash, Conv

Home Owner Assoc Dues: \$0 / Yr Total Taxes: \$1,562

GENERAL INFORMATION

Floor Plan: S/S Split  
Lot: City  
Garage: 2/Front  
Fireplace: 1/Gas Start  
Basement: Finished, Concrete, Ins Ent  
Dining: Formal, Eat In

Style: Traditional  
Utility Room: Basemnt  
Lake:  
Construct: Brd/Bat, Brick Trm  
Roof: Wood  
Year Built: 1960

ROOM INFORMATION

Rm	Size	Lv	Features
LIV	17x12	2	Carpet
KIT	13x14	2	Ceil Fan, Vinyl Fl
REC	15x19	B	
BR2	9x14	3	
BR4	10x13	1	

Rm	Size	Lv	Features
DIN	9x11	2	Carpet
FAM	19x15	1	Fireplace
MBR	12x13	3	Ceil Fan, Wlk Clst
BR3	13x9	3	

REMARKS & DIRECTIONS

New int paint, New faucets in both baths & kitchen, remodeled DR w/2 sets of french doors, wainscoting, custom trim. Some new light fixtures, eat-in kit w/lots of cabinets & bay eating area. T/G panelling in fam rm w/brk fp. Still needs more work, but a great buy! Just needs your personal touch.

Directions: 95th & Lamar north to 94 Terr., east to house

ADDITIONAL INFORMATION

Heating: F Air Gas  
Cooling: Attic Fan, Cent Ele  
Interior: Prt Carpet  
Exterior: Metal Fnc, Patio, Storm Dr, Storm Wnd, Wood Wnd  
Equipment: Ceil Fan, Dishwasher, Disposal, Frpl Scrn, Garg Door, Hood Fan, Elec Rng  
HOA \$ Incl: Trash  
Amenities: Trash

Water: Public  
Sewer: Public

Warranty: Exclude:  
Flood Plain: N  
Ceiling R:  
Flood Insur: N-R  
Wall R:  
Ownership: Private  
Other R: