

Presented By: Barbara Anderson

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3/8/2005

Reece & Nichols Overland Pk S913-851-8082

9:16 A.M.

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5 Total Properties

Listing Information for MLS # 1229139



14509 W 90th Ct

\$169,900

Subdivision: Country Hill

Type: Single

City: Lenexa

Zip: 66215 Status: A

Bedrooms: 4 Full Baths: 3

Half Baths: 0 Age: 21-30 yr

Total Sq Ft:

Main Sq Ft:

Acres: m/l

County: Johnson, KS

Elementary School: Sunflower

Fireplace: Y

Middle School: Westridge

Central Air: Y

Senior High: SM West

Garage: Y

School District: Shawnee Mission

Basement: Y

Legal: Country Hill Fifth Plat Lt 19 Blk N

Lot Size:

Terms: Cash, Conv, FHA, VA

Home Owner Assoc Dues: \$30 / Yr Total Taxes: \$2,060

GENERAL INFORMATION

Floor Plan: F/B Split  
Lot: Treed, Cul De Sac, City  
Garage: 2/Attach, Front  
Fireplace: 2/Great Rm, Fam Rm, Gas Start  
Basement: Finished, Daylite, Concrete  
Dining: Formal, Eat In

Style: Contemp  
Utility Room: Basemnt  
Lake:  
Construct: Frame  
Roof: Comp  
Year Built: 1977

ROOM INFORMATION

Rm	Size	Lv	Features
GRT	16x15	1	Ceil Fan, Carpet
KIT	15x10	2	Pantry, Vinyl Fl
BR2	12x10	2	Carpet
BR4	14x12	B	Carpet

Rm	Size	Lv	Features
DIN	13x10	2	Carpet
MBR	16x13	2	Carpet
BR3	14x10	2	Carpet
FAM	22x13	B	Carpet

REMARKS & DIRECTIONS

OPEN FLOOR PLAN features eat-in kit w/microwave, atrium wndw, formal din rm wlkout to deck, & treed fenced bkdy. Fin Daylite LL w/wbfp, full bth plus sub-bsmt for storage. New Furn, A/C, Therml Wndws 2002. Cul-de-sac 1 blk to Lenexa park & pool. OLD REP WARRANTY provided. Pre-inspect, report on request.

Directions: Lackman Rd to 89th St. East to Acuff Ln. South to 90th Ct. West to home.

ADDITIONAL INFORMATION

Heating: F Air Gas  
Cooling: Cent Ele  
Interior: Pantry, Prt Carpet, Skylight, Wet Bar  
Exterior: Cable Av, Deck, Part Fnc  
Equipment: Ceil Fan, Dishwasher, Disposal, Dryer, Elec Rng, Refrig, Water Soft  
HOA \$ Incl: Other

Water: Public  
Sewer: Public

Amenities:  
Warranty: Seller  
Exclude:

Flood Plain: N  
Ceiling R:

Flood Insur:  
Wall R:

Ownership:  
Other R:

Appraised @ 169,000 1373 sf - 644 sf  
0.06% +