

Presented By: Barbara Anderson

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3/19/2005

Reece & Nichols Overland Pk S913-851-8082

12:05 P.M.

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#38

4 Total Properties

Listing Information for MLS # 1222696



1317 E Sheridan Bridge Ln

\$172,900

Subdivision: Brittany Meadows

Type: Single

City: Olathe

Zip: 66062 Status: A

Bedrooms: 4 Full Baths: 2 Half Baths: 1 Age: 16-20 yr

Total Sq Ft: 2078 Main Sq Ft: 993 Acres: m/l

County: Johnson, KS

Elementary School: Heritage

Fireplace: Y

Middle School: Indian Trail

Central Air: Y

Senior High: Olathe South

Garage: Y

School District: Olathe

Basement: Y

Legal: Brittany Meadows Second Plat Lt 80

Lot Size: 8399

Terms: Cash, Conv, FHA, VA

Home Owner Assoc Dues: \$0 / Total Taxes: \$2,328

GENERAL INFORMATION

Floor Plan: 2 Sty  
Lot: Treed, City  
Garage: 2/Built In, Front  
Fireplace: 1 / Fam Rm, Gas  
Basement: Finished, Concrete, Ins Ent  
Dining: Formal, Country

Style: Traditional  
Utility Room: Bed Lvl, Closet  
Lake:  
Construct: Brd/Bat, Stone Tr  
Roof: Comp  
Year Built: 1986

ROOM INFORMATION

Rm	Size	Lv	Features
LIV	13x12	1	Wndw Cov, Carpet
KIT	10x10	1	Pantry, Shades-BI, Vinyl Fl
FAM	20x15	2	Ceil Fan, Shades-BI, Fireplace, Carpet
BR2	12x10	2	Shades-BI, Carpet
BR4	15x12	3	Carpet

Rm	Size	Lv	Features
DIN	12x10	1	Wndw Cov, Carpet
BRK	9x8	1	Shades-BI, Vinyl Fl
MBR	18x15	2	Ceil Fan, Shades-BI, Carpet
BR3	12x10	2	Shades-BI, Carpet
REC		B	Carpet

REMARKS & DIRECTIONS

Such a warm, inviting home! Great floor plan w/in bsmt. Contract subject to lender approval. 40 yr Elk roof 3.5 yrs old, HWH 6 mos, newer garage dr opener, gas logs stay. Nice mst suite w/crown molding, ceil fan, w/in closet, dbl van, lrg shower. Lrg dbl-tiered deck. SEE ADDTL REMARKS

Directions: At Ridgeview & 151st: N to Sheridan Bridge, E to Address

ADDITIONAL INFORMATION

Heating: F Air Gas  
Cooling: Attic Fan, Cent Ele  
Interior: Pantry, Prt Wndw Cov, Prt Carpet, Shade/Blinds, Skylight, Sump Pump, Wlk Closet  
Exterior: Cable Av, Deck, Wood Fnc, Sat Allow, Storm Dr, Storm Wnd, Therm Wnd, Wood Wnd  
Equipment: Ceil Fan, Dishwasher, Disposal, Garg Door, Hood Fan, Humidifier, Elec Rng, Free Std Rng, Smoke Det  
HOA \$ Incl:  
Amenities:

Warranty: Seller  
Exclude:

Flood Plain: N  
Ceiling R:

Flood Insur: N-R  
Wall R:

Ownership:  
Other R:

Appraised @ 169,800 1.567 9 2078 (upper)