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MLS#: 324835 p **VT:** N
Status: Active
Type: Single Family OnSite Blt
Address: 1910 N TIMBERWOOD ST
 WICHITA, KS 67206
County: Sedgwick
Area: 408
Subdivision: OAK CREEK
Asking Price: \$2,300,000
Class: Residential
Elem. School: Minneha
Middle School: Coleman
High School: Southeast
\$/TFLA-AGLA: \$311-\$608
Lot Size/SQFT: 41382
Appraisal?:

AG Bedrooms: 1
Total Bedrooms: 3
AG Full/Half Baths: 2/1
Total Baths: 6
AGLA: 3,621
BFA: 3,764
TFLA/Source: 7,385/Builder Plans
Garage: 4
Original Price: \$2,200,000
Levels: One Story
Basement: Yes - Finished
Approx. Age: Under Construction
Year Built: 2011
Acreege Range: 1/2 to 1 Acre
Acreege: 0.950
Auction?: N

General Info

Level	Room Type	Dimnsns	Floor
M	Master BR	18.5x28	Carpet
M	Dining	17x13	Wood
M	Living Room	24.5x22	Tile
M	Kitchen	22x18	Tile
M	Office	14x13	Wood
L	Bedroom	17x15	Carpet
L	Bedroom	14x13	Carpet
L	Family	34x16	Carpet
L	Rec. Room	42x22	Tile
L	Theater	26x22	Carpet
L	Exercise Rm	18x16	Carpet
M	Foyer	11x11	Tile

Internet Display: Y
Comment Display: Y
Other Rooms: Dressing Room, Exercise Room, Foyer, Mud Room, Office, Storage, Concrete Storm Room, Theater
Legal: Lot 5, Blk 2, Oak Creek 2nd
Directions: East of Webb Road about .8 mile to Oak Creek Parkway then South on Oak Creek Parkway to Forestgate Estates Addition, once through the gates, turn left on Timberwood and follow to house.

Address Display: Y
Valuation Display: Y

Features

Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Range/Oven
Basement Finish: 2 Bedroom, 1/2 Bath, Rec/Family Room, Game Room, Wet Bar, Storage, 3 Add. Finished Rooms, 2 Baths
Exterior Amenities: In Ground Pool, Patio, Covered Patio, Gas Grill, Guttering, Hot Tub, Irrigation Pump, Security Light, Sprinkler System, Storm Shelter
Neighborhood Amenities: Greenbelt, Lake/Pond
Interior Amenities: Ceiling Fan(s), Central Vacuum, Closet-Walk-In, Decorative Fireplace, Hardwood Floors, Hot Tub, Humidifier, Security System, Vaulted Ceiling, Wet Bar, Whirlpool, Wired for Surround Sound
HOA Due Include: Trash, Other/See Remarks
Architecture: Ranch
Exterior Construction: Masonry-Brick, Masonry-Stone, Stucco
Lot Description: Standard
Cooling: Central, Electric
Kitchen Features: Eating Bar, Island, Pantry, Range Hood, Gas Hookup
Master Bedroom: Master Bdrm on Main Level, Sep. Tub/Shower/Mstr Bdrm
Laundry: Main Floor, 220-Electric
Basement/Foundation: Full, Day Light
Ownership: Corporate non-REO, Individual
Warranty: Builder Warranty
Property Condition Rpt: N

Flood Insurance: Unknown
Roof: Tile
Frontage: Paved Frontage
Heating: Forced Air, Gas
Fireplace: Three+, Living Room, Family Room, Gas, Insert
Dining Area: Eating Bar, Formal
Utilities: Sewer, Natural Gas, Public Water
Garage: Attached, Opener, Oversized, Side Load
Possession: At Closing
Documents: Floor Plan, Ground Water
Proposed Financing: Conventional

Taxes & Financing

Assumable: N	General Taxes: \$1,841.21	General Tax Year: 2010
Yearly Specials: \$2,080.45	Total Specials: \$24,411.00	Currently Rented?: N
Yearly HOA Dues: \$2,700.00	HOA Initiation Fee: \$0.00	Earnest Money: SECURTIY 1ST TITLE
HBBP Company:		Rental Amount:

Comments

Public Remarks: This exquisite residence by Doug Buchanan reflects his passion for unique design and unparalleled quality. Located in the gated community of Forestgate Estates at Oak Creek, a spectacular Tuscan inspired home designed to evoke the feeling of a retreat from the everyday! Distinctive features abound including - barreled brick ceilings, vintage timbers, rustic beech millwork, extensive custom wall finishes, chiseled Travertine flooring and that's just the beginning. The ample hearth kitchen incorporates stunning natural stone surfaces, hand carved cabinetry, the finest Wolfe and Subzero appliances and is truly a chef's dream. The unique design will immediately present multiple possibilities for elegant entertaining! The hearth room and lanai can become one by opening the 10 foot tall wall of folding patio doors! The Travertine lanai is designed to showcase a beautiful pool/spa with interactive computer controlled fountains, LED lighting and natural stone accents. The fabulous master suite, flanked by the main floor study offer finely crafted built-ins. Luxurious living continues in the beautifully finished lower level! Family room with stone fireplace, billiard/game room with wet bar, work-out room, fully provisioned oversized media room, wine room, and guest bedrooms/baths make this level a delight for entertaining and guests. Auto enthusiasts will love the 5 car motor court with all garages accessible from the home. A rare opportunity don't let it slip away. Estimated completion mid September. Photos will be added closer to completion.

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