



**Bryan Tobiason**

Realtor® - Realty Executives of Kansas City  
Integrity Driving Results

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**Customer Detail (Photo) - Residential**

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2728 NE 45Th Street , Kansas City 64117

L Price: **\$112,500**

MLS #: 1662247

Status: **Sold**

County: **Clay**

S Price: **\$110,600**

Area: **105 - N=I-35;S=Mo Rvr;E=291;W=Antioch Rd**



Sub: **Golden Oaks**  
 Type: **Single Family** Half Bth: **1**  
 Bedrms: **3** Full Bth: **1** Age: **51-75 Years**  
 Main SF: Tot SqFt: Tax: **\$1,659**  
 Lot Size: **75 x 200** FP: **N**  
 Acres: Bsmt: **Y**  
 Elem: **Lakewood** CA: **Y**  
 Middle: **Eastgate** Grg: **Y**  
 Senior: **North Kansas City** HOA: **0**  
 District: **North Kansas City** Yr Built: **1957**  
 Terms: **FHA**  
 Legal: **GOLDEN OAKS W1/2 LT 128 & ALL LT 129**

**General Information**

Plan: **Ranch** Style: **Traditional**  
 Construct: **Brick Trim, Vinyl Siding** Roof: **Composition**  
 Garage: **1/Attached, Off Street, Front Entry** Basement: **Concrete, Full, Inside Entrance**  
 Dining: **Kit/Dining Combo** Lake:  
 Lot Desc: **City Lot** Utility Rm: **In The Basement, Dryer Hookup-Ele**  
 Fireplace:  
 Oth Rms: **Main Floor BR, Main Floor Master**

**Remarks & Directions**

Have you been looking for that perfect starter home? One with a large lot, plenty of updates including all hard surface floors and granite in the kitchen. How about a perfect location close to I-35, I-29 & I-635? This is one house you need to see! Well cared for and tastefully updated. Move in ready & Waiting for you! Stop in and be impressed!  
 Directions: Take I-35 N to Antioch Road exit. Turn left or west on Antioch Road and go 2 blocks west to 45th Street, turn R on 45th Street & go 2-blocks to the house of the left side of street.

**Room Information**

Rm	Size	Lv	Features	Rm	Size	Lv	Features
Living Room	11X21	1	All Window Coverings, Hardwood	Dining Room	11X8	1	All Window Coverings, Hardwood
Kitchen	7X12	1	All Window Coverings, Built Ins, C	Master Bedroom	10X12	1	All Window Coverings, Hardwood
Bathroom Half		1	Ceramic Tiles	Bathroom Full		1	Ceramic Tiles, Shower Over Tub
Second Bedroom	10X10	1	All Window Coverings, Hardwood	Third Bedroom	9X11	1	All Window Coverings, Hardwood

**Additional Information**

Flood Pln: **No** Exclude:  
 Ceiling R: Walls R:  
 Heating: **Central Gas, Natural Gas** Ownrshp: Phone:  
 Water: **City/Public** Other R:  
 Warranty: Cooling: **Attic Fan, Central Electric**  
 Interior: **All Window Cover, Pantry, Wood Floor** Sewer: **City/Public**  
 Exterior: **Fence- Other, Patio, Sat Dish Allowed, Storm Doors, Storm Windows**  
 Equip: **Dishwasher, Disposal, Rng/Oven- Gas, Smoke Detector**

**Financial Information**

Will Sell: **Cash, Conventional, FHA, VA** HOA : **\$0**  
 Tax: **\$1,659** Spc Tax: **\$0** Total Tax: **\$1,659** Tax Com:

**Status Sold Information**

Terms: **FHA** Cont Dt: **04/12/2010** Sale Dt: **06/10/2010**  
 Agency: **Designated Agent** Concess: DUC: **59**