

**Bryan Tobiason**

Realtor® - Realty Executives of Kansas City  
Integrity Driving Results

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**Customer Detail (Photo) - Residential**

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**6732 Clairborne Road , Shawnee 66217**

L Price: **\$264,950**

MLS #: **1675873**

Status: **Sold**

County: **Johnson KS**

S Price: **\$260,000**

Area: **315 - N=W My Co Ln;S=75th;E=Switzer;W=Co Ln**



Sub: **Red Oak Hills**  
 Type: **Single Family**  
 Bedrms: **4** Full Bth: **3** Half Bth: **1**  
 Main SF: Tot SqFt: Age: **21-30 Years**  
 Lot Size: Tax: **\$3,532**  
 Acres: FP: **Y**  
 Elem: **Broken Arrow** Bsmt: **Y**  
 Middle: **Trailridge** CA: **Y**  
 Senior: **SM Northwest** Grg: **Y**  
 District: **Shawnee Mission** HOA: **0**  
 Terms: **Conventional** Yr Built: **1984**  
 Legal: **RED OAK HILLS THIRD PLAT LT 13BLK 7 SHC 611 7 13**

**General Information**

Plan: **1.5 Stories** Style: **Traditional**  
 Construct: **Stone Trim, Stucco & Frame** Roof: **Composition**  
 Garage: **3/Attached, Front Entry** Basement: **Stubbed for Bath, Walk Out**  
 Dining: **Breakfast Room, Formal Dining** Lake:  
 Lot Desc: **Treed** Utility Rm: **Main Level, Off The Kitchen**  
 Fireplace: **2/Basement, Heat Circulator, Gas Starter, Great Room, Wood Burning**  
 Oth Rms: **Balcony/Loft, Breakfast Room, Great Room, Main Floor Master**

**Remarks & Directions**

**Tremendous Shawnee Value! Large home, room for the whole family. Perfect location, close to shops and 435. Quiet neighborhood with mature trees. This classic beauty offers plenty of room for expansion and offers some HUGE secondary bedrooms all with walk-in closets. Walkout basement ready for your finishing touches! Don't miss this great home!**  
 Directions: **435 to Midland. West on Midland to Elmridge (first right that's not onto 435). Go North on Elmridge to 70th st, Turn right (west) and follow 70th, you will make a curve to the right and then a curve to the left. Then turn right (north) on Clairborne. Follow to house on left.**

**Room Information**

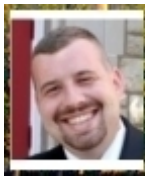
Rm	Size	Lv	Features	Rm	Size	Lv	Features
Great Room	19X15	1	Carpet, Ceiling Fan, Fireplace	Kitchen	11X16	1	Ceramic Tiles, Kitchen Island, Pa
Breakfast Room	15X8	1	Cathedral/Vaulted Ceiling, Ceram	Master Bedroom	15X15	1	Carpet, Ceiling Fan
Balcony/Loft	12X11	2	Built Ins, Carpet	Master Bathroom	12X11	1	Carpet, Double Vanity, Separate :
Second Bedroom	16X19	2	Carpet, Ceiling Fan, Walk-In Clos	Third Bedroom	13X17	2	Carpet, Ceiling Fan, Walk-In Clos
Fourth Bedroom	17X15	2	Carpet, Ceiling Fan, Walk-In Clos	Dining Room	11X12	1	Carpet

**Additional Information**

Flood Pln: **No** Exclude: Ownrshp: Phone: **C,I**  
 Ceiling R: Walls R: Other R:  
 Heating: **Heatpump/Gas** Cooling: **Central Electric, Heat Pump**  
 Water: **City/Public** Sewer: **City/Public**  
 Warranty:  
 Interior: **Kitchen Island, Pantry, Prt Window Cover, Skylight(s), Sump Pump, Vaulted Ceiling, Walk-In Closet, Whirlpool Tub**  
 Exterior: **Deck, Fence- Privacy, Fence- Wood, Sprinkler-In Ground, Storm Doors, Thermal Windows**  
 Equip: **Ceiling Fan(s), Central Vacuum, Dishwasher, Disposal, Down Draft Range, Gar Door Opener(s), Humidifier, Rng/Oven- Built In, I**

**Financial Information**

Will Sell: **Cash, Conventional, FHA, VA** HOA : **\$0**  
 Tax: **\$3,532** Spc Tax: **\$0** Total Tax: **\$3,532** Tax Com:



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**Status Sold Information**

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Terms: **Conventional**  
Agency: **Designated Agent**

Cont Dt: **08/18/2010**  
Concess:

Sale Dt: **09/16/2010**  
DUC: **29**