



Bryan Tobiason

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Integrity Driving Results

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11/22/2011 8:46:17AM

Customer Detail (Photo) - Residential

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4161 Holly Street , Kansas City 64111

L Price: **\$167,500**

MLS #: **1746738**

Status: **Sold**

County: **Jackson**

S Price: **\$155,500**

Area: **202 - Kansas City Area (So. of River)**



Sub: **Epperson Place**
 Type: **Single Family** Half Bth: **1**
 Bedrms: **3** Full Bth: **2** Age: **101 Years/More**
 Main SF: Tot SqFt: Tax: **\$1,968**
 Lot Size: **.02 acres 50 X 139** FP: **N**
 Acres: Bsmt: **Y**
 Elem: CA: **Y**
 Middle: Grg: **Y**
 Senior: HOA: **0**
 District: **Kansas City Mo** Yr Built: **1900**
 Terms: **Conventional**
 Legal: **EPPELSON PLACE W 1/2 VAC ALLEY E OF & ADJ & LOT 6**

General Information

Plan: **2 Stories** Style: **Traditional**
 Construct: **Frame, Lap** Roof: **Composition**
 Garage: **1/Detached** Basement: **Full, Stone**
 Dining: **Eat-In Kitchen, Formal Dining** Lake:
 Lot Desc: **Level, Treed** Utility Rm: **In The Basement**
 Fireplace:
 Oth Rms: **Den/Study, Office, Sitting Room**

Remarks & Directions

Timeless Turn of the Century 2 story in Volker. Updated inside with a master suite complete with sitting room, walk in closet & full bath, newer kitchen & fresh exterior paint. Don't miss the office/lounge area off the dining room, or the half bath on the main level. Walk to Westport, KU Med, Plaza and so much more entertainment! This must be seen!
 Directions: **Westport Road (43rd St) to Holly. North to Home on right.**

Room Information

Rm	Size	Lv	Features	Rm	Size	Lv	Features
Living Room	20X12	1	Hardwood	Dining Room	14X11	1	Hardwood
Kitchen	20X10	1	Pantry, Vinyl	Den/Study	11X10	1	Ceiling Fan, Hardwood
Master Bedroom	11X9	2	Cedar Closet, Ceiling Fan, Hardw	Second Bedroom	8X11	2	Ceiling Fan, Hardwood
Third Bedroom	12X9	2	Ceiling Fan, Hardwood	Master Bathroom		2	Ceramic Tiles, Shower Only

Additional Information

Flood Pln: **Unknown** Exclude: Ownrshp: **Private** Phone: **C,I**
 Ceiling R: Walls R: Other R:
 Heating: **Forced Air Gas, Natural Gas** Cooling: **Central Electric**
 Water: **Public/City** Sewer: **Public/City**
 Warranty:
 Interior: **Cedar Closet, Pantry, Prt Window Cover, Walk-In Closet, Wood Floor**
 Exterior: **Deck, Fence- Other, Sat Dish Allowed, Storm Doors, Storm Windows, Wood Windows**
 Equip: **Ceiling Fan(s), Dishwasher, Disposal, Dryer, Hood/Fan, Rng/Oven- Gas, Refrigerator, Satellite Dish, Smoke Detector, Washer**

Financial Information

Will Sell: **Cash, Conventional, FHA, VA** HOA : **\$0**
 Tax: **\$1,968** Spc Tax: **\$0** Total Tax: **\$1,968** Tax Com:

Status Sold Information

Terms: **Conventional** Cont Dt: **10/22/2011** Sale Dt: **11/21/2011**
 Agency: **Designated Agent** Concess: DUC: **30**