

Bryan Tobiason

Realtor® - Realty Executives of Kansas City
Integrity Driving Results

Office: 913-642-4888
Cell: 913-424-7648
Fax: 913-642-7053

BryanTobiason@RealtyExecutives.com
www.TobiasonRealty.com

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Customer Detail (Photo) - Residential

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12426 Mastin Street , Overland Park 66213

L Price: **\$271,950**

MLS #: 1675614

Status: **Sold**

County: **Johnson KS**

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

Area: **340 - N=I-435;S=135th;E=State Ln;W=Pflumm**



Sub: **Kensington Manor**

Type: **Single Family**

Half Bth: **2**

Bedrms: **4**

Full Bth: **2**

Age: **21-30 Years**

Main SF:

Tot SqFt:

Tax: **\$2,944**

Lot Size: **8873**

FP: **Y**

Acres:

Bsmt: **Y**

Elem: **Oak Hill**

CA: **Y**

Middle: **Oxford**

Grg: **Y**

Senior: **Blue Valley NW**

HOA: **360**

District: **Blue Valley**

Yr Built: **1988**

Terms: **Conventional**

Legal: **KENSINGTON MANOR SEVENTH PLAT LT 24 BLK 9 OPC 145 9 2**

General Information

Plan: **2 Stories**
Construct: **Board/Batten, Brick Trim**
Garage: **2/Attached, Front Entry**
Dining: **Eat-In Kitchen, Formal Dining**
Lot Desc: **Cul-De-Sac, Treed**
Fireplace: **1/Gas, Great Room**
Oth Rms: **Family Room, Formal Living Room, Great Room, Recreation Room**

Style: **Traditional**
Roof: **Composition**
Basement: **Finished, Walk Out**
Lake:
Utility Rm: **Main Level, Off The Kitchen**

Remarks & Directions

Back on Market!! 2nd chance at The perfect home in Blue Valley. Sitting on a quiet cul-de-sac less than 5 min. from 435 & 69, also close to schools. Updated and well cared for by original owners this one will knock your socks off. New roof, new exterior paint, new carpet & New HVAC only starts the list. You simply must see this fabulous home!
Directions: **69 hwy to 119th, West to Switzer, South to 124th, East to Mastin, South to home.**

Room Information

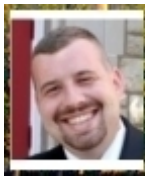
| <u>Rm</u> | <u>Size</u> | <u>Lv</u> | <u>Features</u> | <u>Rm</u> | <u>Size</u> | <u>Lv</u> | <u>Features</u> |
|----------------|-------------|-----------|-----------------------------------|-----------------|-------------|-----------|----------------------------------|
| Dining Room | 11X12 | 1 | Carpet | Living Room | 12X13 | 1 | Carpet |
| Great Room | 20X18 | 1 | Carpet, Fireplace | Kitchen | 16X13 | 1 | Hardwood |
| Master Bedroom | 13X18 | 2 | Carpet, Cathedral/Vaulted Ceiling | Master Bathroom | 15X9 | 2 | Cathedral/Vaulted Ceiling, Ceram |
| Second Bedroom | 11X13 | 2 | Carpet, Ceiling Fan | Third Bedroom | 10X13 | 2 | Carpet, Ceiling Fan |
| Fourth Bedroom | 10X13 | 2 | Carpet, Ceiling Fan | Family Room | 19X28 | B | Carpet |
| Other Room | 13X17 | B | Carpet | | | | |

Additional Information

Flood Pln: **No** Exclude:
Ceiling R: Walls R:
Heating: **Central Gas, Forced Air Gas** Ownrshp: Phone:
Water: **City/Public** Other R:
Warranty: Cooling: **Central Electric**
Interior: **Sump Pump, Vaulted Ceiling, Walk-In Closet, Wood Floor** Sewer: **City/Public**
Exterior: **Deck, Patio, Sat Dish Allowed, Sprinkler-In Ground, Storm Windows, Wood Windows**
Equip: **Back Flow Device, Ceiling Fan(s), Dishwasher, Disposal, Dryer, Fireplace Screen, Gar Door Opener(s), Humidifier, Microwave, F**
HOA Incl: **Pool, Trash Pick Up**

Financial Information

Will Sell: **Cash, Conventional, FHA, VA** HOA : **\$360/YR**
Tax: **\$2,944** Spc Tax: **\$149** Total Tax: **\$3,093** Tax Com:



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Status Sold Information

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

Cont Dt: **01/14/2011**
Concess:

Sale Dt: **02/10/2011**
DUC: **27**