



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

11/04/2011 1:39:22PM

Customer Detail (Photo) - Residential

Page 1 of 1

7200 Reeds Road , Overland Park 66204

L Price: **\$99,995**

MLS #: **1733511**

Status: **Sold**

County: **Johnson KS**

S Price: **\$80,000**

Area: **310 - N=Wy Co Ln;S=75th;E=State Ln;W=Switzer**



Sub: **Prairie View**
 Type: **Single Family** Half Bth: **0**
 Bedrms: **3** Full Bth: **1** Age: **51-75 Years**
 Main SF: Tot SqFt: Tax: **\$1,481**
 Lot Size: **11185** FP: **N**
 Acres: Bsmt: **N**
 Elem: **Santa Fe Trails** CA: **Y**
 Middle: **Indian Hills** Grg: **Y**
 Senior: **SM North** HOA: **144**
 District: **Shawnee Mission** Yr Built: **1951**
 Terms: **Cash**
 Legal: **PRAIRIE VIEW RESURVEY LT 65 OPC 5197 65**

General Information

Plan: **Ranch** Style: **Traditional**
 Construct: **Vinyl Siding** Roof: **Composition**
 Garage: **1/Attached, Front Entry** Basement: **Crawl Space**
 Dining: **Kit/Dining Combo** Lake: Utility Rm: **In The Garage**
 Lot Desc:
 Fireplace:
 Oth Rms:

Remarks & Directions

Whether you're looking for a simple starter home, or an excellent location to downsize, this home will suit your needs. With newer paint, flooring & maintenance free siding this one needs nothing more than your furniture! Truly move in ready, & don't miss the HUGE fenced backyard for your outdoor enjoyment. Great Quiet Neighborhood! Stop in Today!
 Directions: **Lamar to 72nd St, East to Reeds, South on Reeds. Home on Corner of 72nd & Reeds.**

Room Information

Rm	Size	Lv	Features	Rm	Size	Lv	Features
Living Room	12X19	1	Carpet, Ceiling Fan	Kitchen	15X11	1	Ceiling Fan, Laminate
Master Bedroom	12X10	1	Carpet	Second Bedroom	11X10	1	Carpet
Third Bedroom	8X9	1	Carpet	Bathroom Full		1	Shower Over Tub

Additional Information

Flood Pln: **No** Exclude:
 Ceiling R: Walls R:
 Heating: **Forced Air Gas, Natural Gas** Ownrshp: **Private** Phone: **C,I**
 Water: **City/Public** Other R:
 Warranty: Cooling: **Central Electric**
 Exterior: **Deck, Fence- Metal, Storm Doors, Storm Windows, Wood Windows** Sewer: **City/Public**
 Equip: **Ceiling Fan(s), Dishwasher, Disposal, Rng/Oven- Gas, Refrigerator, Smoke Detector**

Financial Information

Will Sell: **Cash, Conventional, FHA, VA** HOA : **\$144/YR**
 Tax: **\$1,481** Spc Tax: **\$0** Total Tax: **\$1,481** Tax Com:

Status Sold Information

Terms: **Cash** Cont Dt: **10/05/2011** Sale Dt: **11/04/2011**
 Agency: **Designated Agent** Concess: DUC: **30**