

# Property Client Full

**307 Sunset Drive, Fort Scott, KS 66701**  
 MLS#: **2508769** Status: **Active**

County: **Bourbon**

L Price: **\$278,000**

**Residential**

Area: **998 - Other Kansas Area**



Sub: **None**  
 Type: **Single Family**  
 Bed: **5** Full Bath: **3** Half Bth: **0**  
 Above Grade Fin: **2,176** Source: **Public Records**  
 Below Grade Fin: **1,843** Source: **Public Records**  
 Total Square Feet: **4,019** Source:  
 Lot Size: **18,540 - Square Feet** Age: **51-75 Years**  
 Elem: Yr Built: **1957**  
 Middle: Tax: **\$5,008**  
 Senior: FP: **Yes**  
 District: **Fort Scott** Bsmt: **Yes**  
 HOA: **\$/None** CA: **Yes**  
 Terms: Gar: **Yes**  
 Legal: **S 50-SUNSET HILL ADDITION LOT 10 & E 1/2 OF LOT 11**  
 Direction Faces:

## General Information

Floor Plan: <b>Ranch</b>	Style:
Construct: <b>Brick Veneer</b>	Roof: <b>Composition</b>
Garage: <b>2/Attached, Gar Door Opener, Off Street</b>	Bsmt: <b>Basement BR, Finished, Full, Sump Pump, Walk Up</b>
Dining: <b>Breakfast Area, Formal</b>	Lake:
Lot Desc: <b>City Limits</b>	Fence: <b>Privacy</b>
Fireplace: <b>2/Basement, Living Room</b>	Utilities: <b>Main Level</b>
Oth Bldgs: <b>Shed(s)</b>	
Oth Rms: <b>Enclosed Porch, Main Floor BR, Main Floor Master, Workshop</b>	

## Remarks & Directions

Experience the small town state of mind and discover your peace of mind. This 4,000 sq ft ranch has 5 bedrooms and 3 bathrooms. There are 3 bedrooms and 2 bathrooms on the main level and in the furnished basement there are 2 bedrooms and one bath. Both levels of this home have fireplaces, outstanding storage, the appliances, washer, dryer and some furniture remain with the home. Some new light fixtures and ceiling fans have been installed. There is a 2 car attached garage with opener. The basement has a pool table, pub tables and chairs. Outdoors, there is a new hot tub, storage shed and fenced in yard. The location is in a quiet and safe neighborhood. Call to see this large home and get settled before the holidays begin!

Directions: **Hwy 69 turn right on 12th St. continue West 6 blocks to Sunset Drive, follow Sunset Drive West to destination.**

## Room Information

Room Type	Dim	Level	Room Features	Room Type	Dim	Level	Room Features
<b>LIVING</b>		<b>First</b>	<b>All Carpet, All Drapes/Curtains, All Window Coverings</b>	<b>DINING</b>		<b>First</b>	<b>All Carpet</b>
<b>KITCHEN</b>		<b>First</b>		<b>MSTRBED</b>		<b>First</b>	<b>All Carpet</b>
<b>MSTRBATH</b>		<b>First</b>	<b>Ceramic Tiles</b>	<b>BEDONE</b>		<b>First</b>	<b>All Carpet</b>
<b>BEDTWO</b>		<b>First</b>	<b>All Carpet</b>	<b>BATHONE</b>		<b>First</b>	<b>Ceramic Tiles</b>
<b>FAMILY</b>		<b>Bsmt</b>	<b>Ceramic Tiles, Double Vanity, Fireplace</b>	<b>GAME</b>		<b>Bsmt</b>	<b>Ceramic Tiles</b>
<b>BEDTHR</b>		<b>Bsmt</b>	<b>Ceramic Tiles</b>	<b>BEDFOU</b>		<b>Bsmt</b>	<b>Ceramic Tiles</b>
<b>BATHTWO</b>		<b>Bsmt</b>	<b>Ceramic Tiles</b>	<b>OFFICE</b>		<b>Bsmt</b>	<b>Ceramic Tiles</b>
<b>SUNROM</b>		<b>First</b>	<b>Ceramic Tiles</b>				

## Additional Information

Exclude:	Age Rest: <b>No</b>	Ownrshp:
Bldg Conv:	Walls R:	Road Mnt: <b>Private Maint</b>
Ceiling R:		Other R:
Heating: <b>Forced Air Gas, Natural Gas</b>		Cooling: <b>Central Electric</b>
Water: <b>City/Public</b>		Sewer: <b>City/Public</b>
Patio: <b>Patio</b>		Pool:
Flooring: <b>Carpeted Floors, Ceramic Floor, Vinyl Floors, Wood Floors</b>		Windows: <b>Storm Windows</b>
Interior: <b>All Window Cover, Cedar Closet, Ceiling Fan(s), Kitchen Island</b>		
Exterior: <b>Hot Tub/Spa, Storm Doors</b>		
Security: <b>Security System, Smoke Detector</b>		
Equipment: <b>Fireplace Equip, Fireplace Screen</b>		
Appliances: <b>Dishwasher, Disposal, Dryer, Hood/Fan, Microwave, Refrigerator, Rng/Oven- Electric, Washer</b>		
Telecom: <b>Fiber - Available, High Speed Internet - Available</b>		

## Financial Information

Will Sell: <b>Cash, Conventional, FHA, USDA Loan, VA Loan</b>	HOA: <b>\$0</b>	Tax Comm:
Tax: <b>\$5,008</b>	Spc Tax: <b>\$0</b>	Total Tax: <b>\$5,008</b>

