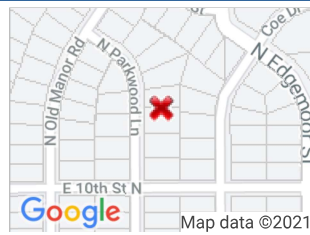


STANDARD



MLS # 590649
Status Active
Contingency Reason
Area 413
Address 1124 N Parkwood Ln
Address 2
City Wichita
Zip 67208
Asking Price \$25,000
Original Price \$25,000
Picture Count 23



KEYWORDS

AG Bedrooms	3	Approx. AGLA	1796
Total Bedrooms	3.00	AGLA Source	Court House
AG Full Baths	2	Approx. BFA	0.00
AG Half Baths	0	BFA Source	Court House
Total Full Baths	2	Approx. TFLA	1,796
Total Half Baths	0	Lot Size/SqFt	13025
Total Baths	2	Number of Acres	0.30
Old Total Baths			
Garage Size	2		
Basement	None		
Levels	1 - 1/2 Story		
Approximate Age	51 - 80 Years		
Acreage	City Lot		

GENERAL

List Agent	MARTHA WATTS - OFF: 316-683-2855	List Office	Prime Real Estate - OFF: 316-683-2855
Co-List Agent		Co-List Office	
Showing Phone	800-301-2055	Model Home Phone	
Year Built	1953	Builder	
Est. Completion Date		Building Permit Date	
Parcel ID	00000-087-126-13-0-24-02-008.00-	School District	Wichita School District (USD 259)
Elementary School	Adams	Middle School	Robinson
High School	East	Subdivision	LAMBSDALE
Legal		List Date	12/28/2020
Expiration Date	4/28/2021	Realtor.com Y/N	Yes
Display on Public Websites	Yes	Display Address	Yes
VOW: Allow AVM	Yes	VOW: Allow 3rd Party Comm	Yes
Sub-Agent Comm	0	Buyer-Broker Comm	3
Transact Broker Comm	3	Variable Comm	Non-Variable
Virtual Tour Y/N		Days On Market	6
Cumulative DOM	6	Cumulative DOMLS	
Input Date	12/30/2020 7:10 AM	Update Date	1/1/2021
Off Market Date		Status Date	12/30/2020
HotSheet Date	12/30/2020	Price Date	12/30/2020
Master Bedroom Level	Main	Master Bedroom Dimensions	12x12
Master Bedroom Flooring	Carpet	Living Room Level	Main
Living Room Dimensions	22x14	Living Room Flooring	Wood
Kitchen Level	Main	Kitchen Dimensions	14x12
Kitchen Flooring	Tile	Room 4 Type	Dining Room
Room 4 Level	Main	Room 4 Dimensions	14x12
Room 4 Flooring	Wood	Room 5 Type	Family Room
Room 5 Level	Main	Room 5 Dimensions	26x14
Room 5 Flooring	Wood	Room 6 Type	Sun Room/Atrium
Room 6 Level	Main	Room 6 Dimensions	26x8
Room 6 Flooring	Carpet	Room 7 Type	Bedroom
Room 7 Level	Upper	Room 7 Dimensions	18x17
Room 7 Flooring	Wood	Room 8 Type	Bedroom
Room 8 Level	Upper	Room 8 Dimensions	17x12
Room 8 Flooring	Wood	Room 9 Type	
Room 9 Level		Room 9 Dimensions	
Room 9 Flooring		Room 10 Type	
Room 10 Level		Room 10 Dimensions	
Room 10 Flooring		Room 11 Type	

GENERAL			
Room 11 Level		Room 11 Dimensions	
Room 11 Flooring		Room 12 Type	
Room 12 Level		Room 12 Dimensions	
Room 12 Flooring		Class	Residential
Property Type	Single Family OnSite Blt	State	KS
For Sale/Auction/For Rent	Auction	County	Sedgwick
Term of Lease		Virtual Tour 2 Label	
Virtual Tour 3 Label		Virtual Tour 4 Label	
Real Estate Transaction Y/N		Room 1 Type	
Room 2 Type		Room 3 Type	
Level of Service	Full Service	Auction End Time	6:30pm
\$/AGLA	\$13.92	\$/TFLA	\$13.92
On Market Date	12/20/2020	COO Date	
Associated Document Count	3	Agent Hit Count	97
Client Hit Count	20	Doc Manager	0
Listing Visibility Type	MLS Listing	Geocode Quality	Exact Match
Price Per SQFT	\$13.92	Sold Price Per SQFT	
Mapping		Tax ID	
Input Date	12/30/2020 7:10 AM	Update Date	1/1/2021 5:44 PM
Auction End Date	1/20/2021		

DIRECTIONS

Directions From Edgemoor and 10th go west on 10th to Parkwood then go north on Parkwood to home.

FEATURES

ARCHITECTURE	BASEMENT / FOUNDATION	APPLIANCES	POSSESSION
Traditional	Crawl Space	Range/Oven	At Closing
EXTERIOR CONSTRUCTION	BASEMENT FINISH	MASTER BEDROOM	PROPOSED FINANCING
Vinyl/Metal Siding	None	Master Bdrm on Main Level	Conventional
ROOF	COOLING	AG OTHER ROOMS	Other/See Remarks
Composition	Central	Family Room-Main Level	WARRANTY
LOT DESCRIPTION	Electric	Sun Room	No Warranty Provided
Standard	HEATING	LAUNDRY	OWNERSHIP
FRONTAGE	Forced Air	Main Floor	Individual
Paved Frontage	DINING AREA	Separate Room	PROPERTY CONDITION REPORT
EXTERIOR AMENITIES	Formal	220-Electric	No
Fence-Chain	FIREPLACE	INTERIOR AMENITIES	SHOWING INSTRUCTIONS
Fence-Wood	One	Ceiling Fan(s)	Appt Req-Call Showing #
Guttering	Family Room	Decorative Fireplace	LOCKBOX
Storage Building(s)	KITCHEN FEATURES	Fireplace Doors/Screens	Combination
GARAGE	Eating Bar	Hardwood Floors	TYPE OF LISTING
Attached	Electric Hookup	Security System	Excl Agency w/o Reserve
FLOOD INSURANCE	Laminate Counters	Skylight(s)	AGENT TYPE
Unknown	Stone Counters		Sellers Agent
UTILITIES			
Sewer			
Natural Gas			
Public Water			

FINANCIAL

Assumable Y/N	No	HOA Y/N	No
Currently Rented Y/N	No	Yearly HOA Dues	\$0.00
Rental Amount		HOA Initiation Fee	\$0.00
General Property Taxes	\$1,683.74	Home Warranty Purchased	None
General Tax Year	2020	Earnest \$ Deposited With	Kansas Secured Title
Yearly Specials	\$7.80		
Total Specials	\$7.80		

PUBLIC REMARKS

Public Remarks Property is being sold via an online only timed auction to settle the estate. Lot #1 - The House located at 1124 N. Parkwood Lane, Wichita Kansas 67208. 1st bid starts the auction, final bid wins the auction. Great investment opportunity or owner occupied. Move-in ready but could use some updating and cleaning. 1 1/2 story, three bed, two bath with hardwood floors throughout most of the home, large living room, large formal dining, large main floor family room with wood-burning fireplace, vaulted ceiling's and cute knotty pine walls giving you a cabin like feel in the family room. Other amenities include oversized one car attached garage, large enclosed sunroom off the back of the house with plenty of storage, one large storage shed and one smaller storage shed, large backyard concrete patio, large lot, lots of nice built-in's throughout the house, wired for ADT security system, central heat and air, utility closet for washer dryer, great curb appeal and much more. Please note a 10% Buyers Premium will apply and will be added to final hammer price. High bid plus Buyers Premium will be contract purchase price. \$5,000 non-refundable earnest money due from winning bidder at conclusion of the auction with remainder due at time of closing on or before February 10th, 2021. Both Buyer and Seller do hereby understand and agree that said Land, Home and any outbuildings or improvements are being sold "AS IS, WHERE IS" without any warranties or guarantees either written, expressed or implied from the seller(s) or their agents, subject to restrictions, reservations, or zoning orders if any now exist against said property. It is the responsibility of the purchaser(s) to have any and all inspections completed prior entering a bid to buy for any Real Estate being offered; Including, but not limited to; Roof, structure, termite, environmental, groundwater, flood designation, presence of lead-based paint, mold, Radon, electrical, mechanical, plumbing and any other desired inspections. Buyer accepts all faults of the property whether known or unknown. Information given is from sources deemed reliable but NOT guaranteed by Sellers or Realtors.

MARKETING REMARKS

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PRIVATE REMARKS

Private Remarks \$25,000 Starting Price. First bid starts the auction, final bid wins the auction. All bidding to take place on the online auction platform at www.bid2buy.auction

AUCTION

Type of Auction Sale	Reserve	1 - Open for Preview	Yes
Method of Auction	Online Only	1 - Open/Preview Date	1/3/2021
Auction Location	www.bid2buy.auction	1 - Open Start Time	2:00pm
Auction Offering	Real Estate & Personal Property	1 - Open End Time	4:00pm
Auction Date	12/28/2020	2 - Open for Preview	Yes
Auction Start Time	8:00am	2 - Open/Preview Date	1/17/2021
Broker Registration Req	Yes	2 - Open Start Time	2:00pm
Buyer Premium Y/N	Yes	2 - Open End Time	4:00pm
Premium Amount	10.00	3 - Open for Preview	
Earnest Money Y/N	Yes	3 - Open/Preview Date	
Earnest Amount %/\$	5,000.00	3 - Open Start Time	
		3 - Open End Time	

TERMS OF SALE

Terms of Sale See complete terms and conditions on the online platform LOT #0 Please note a 10% Buyers Premium will apply and will be added to final hammer price. High bid plus Buyers Premium will be contract purchase price. \$5,000 non-refundable earnest money due from winning bidder at conclusion of the auction with remainder due at time of closing on or before February 10th, 2021. Both Buyer and Seller do hereby understand and agree that said Land, Home and any outbuildings or improvements are being sold "AS IS, WHERE IS" without any warranties or guarantees either written, expressed or implied from the seller(s) or their agents, subject to restrictions, reservations, or zoning orders if any now exist against said property. It is the responsibility of the purchaser(s) to have any and all inspections completed prior entering a bid to buy for any Real Estate being offered; Including, but not limited to; Roof, structure, termite, environmental, groundwater, flood designation, presence of lead-based paint, mold, Radon, electrical, mechanical, plumbing and any other desired inspections. Buyer accepts all faults of the property whether known or unknown. Information given is from sources deemed reliable but NOT guaranteed by Sellers or Realtors.

PERSONAL PROPERTY

Personal Property

SOLD

How Sold	Selling Agent
Sale Price	Co-Selling Agent
Net Sold Price	Selling Office
Pending Date	Co-Selling Office
Closing Date	Appraiser Name
Short Sale Y/N	Non-Mbr Appr Name
Seller Paid Loan Asst.	
Previously Listed Y/N	
Includes Lot Y/N	
Sold at Auction Y/N	

ADDITIONAL PICTURES

