

ALL FIELDS DETAIL



MLS #	161672	Style	Bi-Level
Status	Active	Conf Bdrms	4
Class	RESIDENTIAL	Bath Areas	3
Type	City-Single Family	Garage	2
Area	LAWRENCE 4	Basement	Yes
Asking Price	\$325,000	Year Built	1996
Address	2920 Kensington Road	Tot. Acres	0.16
		1st Floor	1,466
City	Lawrence	Basement	515
State	KS	Total SqFt	1,981
Zip	66046	\$ per SqFt	\$164.06



GENERAL

Agent	DARWIN HEYD - Cell: 316-288-0508	Listing Office 1	KW INTEGRITY - MAIN: 785-856-2530
List Agent Status	DA	Listing Date	7/23/2024
Ownership Type	Private	Expiration Date	11/15/2024
Elementary School	Prairie Park	Middle School	Southwest
High School	Lawrence High	Living Room Dimensions	15x15
Living Room Level	1	Dining Room Dimensions	10x12
Dining Room Level	1	Kitchen Dimensions	19x9
Kitchen Level	1	Family Room Dimensions	15x15
Family Room Level	B	Laundry Dimensions	13x7
Laundry Level	Basement	Primary Bedroom Dimensions	15x13
Primary Bedroom Level	1	2nd Bedroom Dimensions	10x11
2nd Bedroom Level	1	3rd Bedroom Dimensions	10x11
3rd Bedroom Level	1	4th Bedroom Dimensions	14x11
4th Bedroom Level	B	Other Room 1 Description	Utility
Other Room 1 Dimensions	11x12	Other Room 1 Level	B
Baths-Full	2	Baths-3/4	1
Baths-1/2	0	# of Primary Baths	1
Display on Internet/VOW	Yes	Display Address/VOW	Yes
Include Comment/VOW	No	Include AVM/VOW	No
IDX Include	Y	Update Date	9/20/2024
Status Date	7/23/2024	HotSheet Date	9/20/2024
Price Date	9/20/2024	Input Date	7/23/2024 1:34 PM
Associated Document Count	6	Agent Hit Count	90
Client Hit Count	32	Original Price	\$340,000
Sale/Rent	For Sale	Age	21 - 40 Years
Water	City Water	Approx Acres	Less than 1 Acre
Homes.com Data Feed	Exclude	For Auction	No
Property Size Type	Acres	School District	Lawrence
Listing Visibility Type	MLS Listing	Geocode Quality	Exact Match
Picture Count	38	Days On Market	62
Days On MLS	62	Listing City State Zip	Lawrence KS 66046
Input Date	7/23/2024 1:34 PM	Update Date	9/20/2024 1:05 PM
New Construction (Y/N)	No	List Hub Data Feed	Include
Realtor.com Data Feed	Include		

FEATURES

POSSESSION	At Closing	WINDOWS	Vinyl Windows	APPLIANCES	Range – Electric	DRIVEWAY	Hard Surface
TERMS	New Loan		Double Hung		Dishwasher	UTILITIES AT/ON PROPERTY	Water-City
	Cash	FLOORS	Carpet		Disposal		Sewer-City
STYLE	Bi-Level		Hardwood		Refrigerator		Natural Gas
BASEMENT	Bi-Level		Tile		Microwave		Electricity
	Finished	HEATING	Forced Air Gas	INTERIOR	Range Hood	UTILITIES AVAILABLE	Internet
	Bi-Level	COOLING	Central Air		Humidifier		
CONSTRUCTION	Wood Siding	WATER HEATER	40 Gallon		Vaulted Ceiling	ROAD TO PROPERTY	Public
ROOF	Composition		Gas	TECH/SMART HOME	Jetted Tub		
GARAGE TYPE					Security Alarm	PHONE SERVICE	Lawrence
				FIREPLACE	One	COUNTY	Douglas

FEATURES

Attached
Side Entry

EXTERIOR

Deck
Fenced Yard
FENCING
Wood

ASSOCIATED DOCUMENTS

Seller's Disclosure

DIRECTIONS

Directions Haskell & 27th St., East on 27th St., then S on Kensington Road. The home will be on the eastside of Kensington Road

SHOWING INSTRUCTIONS

Showing Instructions The Lock is located on the Front Door / Please use Showing Time for Scheduling and Information - Showing Time # 866-664-7039.
Combo Lockbox, Show at Will/Vacant

FINANCIAL

Escrow Account Eland Title
Restrictive Covenants No
Tax Year 2023
Total Taxes \$4,816.85

HOA No
Historical Restrictions No
General Taxes \$4,816.85
Short Sale No

LEGAL DESCRIPTION

Legal PRAIRIE PARK ADD NO 2 BLK 6 LT6

PUBLIC REMARKS

Public Remarks Discover this stunning Eastside Lawrence home located near Prairie Park and K10. With four spacious bedrooms, three bathrooms, and elegant features throughout, this home is awaiting your personal touch. The main floor boasts oak wood flooring, vaulted and tray ceilings, and a charming fireplace, creating a cozy atmosphere for the winter. The main bedroom offers a luxurious private bath with a jacuzzi tub, separate shower, closet-style toilet, make-up vanity, and a walk-in closet. Seize the opportunity to live in this prime location, as this exceptional property is guaranteed to attract significant interest. Don't miss out on the chance to turn this house into your new home!

PRIVATE REMARKS

Private Remarks The property is being sold in AS-IS condition, and inspections are welcome for buyers' knowledge. All Measurements are approximate. Buyers must verify School Boundaries. Please submit offers to the Listing Agent, Darwin Heyd (316-288-0508/darwinheyd@kw.com), and include the Sale Contract, Pre-Approval Letter, Franchise Agreement, and Seller's Disclosure. The Earnest Money is deliverable to Eland Title.

ADDITIONAL PICTURES



Living Room



Living Room



Living Room



Kitchen



Kitchen



Kitchen



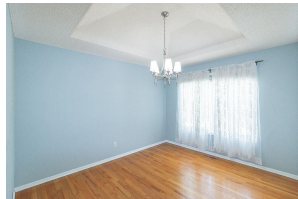
Kitchen



Kitchen



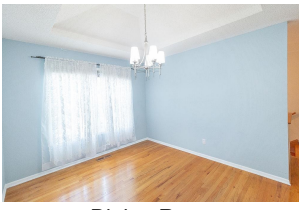
Kitchen



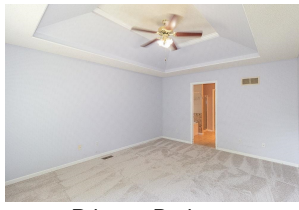
Dining Room



Dining Room



Dining Room



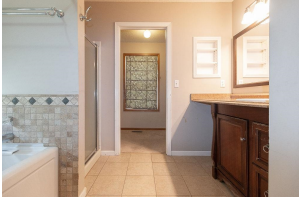
Primary Bedroom



Primary Bedroom



Primary Bedroom



Primary



Primary



Primary



Bedroom



Bedroom



Bedroom



Bedroom



Bath



Living Room



Living Room



Bedroom



Bedroom



Bath



Bath



DISCLAIMER

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