

***Zero Down
Financing**



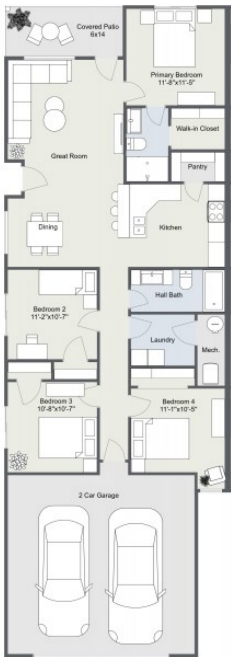
Twin Homes starting at
\$195,000

- Located in West Goddard, KS at 215th St West & Pawnee (23rd)

**OFFERED INDIVIDUALLY \$195,000
DUPLEX BUILDING \$385,000**

***Zero Down Financing may be available,
USDA loan eligibility requirements.**

PROPERTY DETAILS



- Functional Four Bedroom Floor Plan, each unit consists of 1,376 SF of living space with two full bathrooms & 2 car garage
- Primary bedroom has privacy, walk-in closet and walk-in shower
- Exterior living space rear patio lends morning light and evening shade. Optional screened in patio and fenced yards
- Clean, modern interior finishes boast Luxury Vinyl Plank flooring and tall, NINE foot ceilings with vaulted ceiling in the open main living/dining area, good sized kitchen with upgraded appliances and walk-in pantry for extra storage
- Quartz countertops in both bathrooms and kitchen



NEIGHBORHOOD HIGHLIGHTS

- Each side renting for \$1,800-\$1,850/mo Low maintenance homes adjacent to Prairie Sunset Bike Walk Trail with neighborhood Park and Ponds. Quiet Cul-de-sac location.
- HOA handles the yard mowing, sprinkler systems, and wells. Community POOL, storm shelter, playground and ponds. Actual costs are billed back to owners at approximately \$2,400/year
- Estimated Real Estate Taxes per building estimate: \$1,350 yr (134.58 mill levy)
- Special Assessments estimate: \$311 per month (\$41,296 total)
- Walking distance to Four Goddard schools
 - Clark Davidson Elementary
 - Oak Street Elementary
 - Challenger Intermediate
 - Discovery Intermediate
- Schools within 1-2 miles proximity
 - Goddard Middle School
 - Goddard High School
 - Goddard Academy

***All information and tax estimates deemed reliable but not guaranteed, may change at any time.**

