

Location

WATERMARKE VILLAS SANDKEY



Watermarke Villas neighborhood is located just west of the Walmart at 53rd & Meridian in North Wichita.



- Valley Center School District with low teacher/ student ratio and high teacher retention
 - HOA handles the yard mowing, sprinkler systems, and wells and ponds. Actual costs are billed back to owners \$150/mo
 - 2025 Real Estate Taxes per building: \$5,218
 - Special Assessments estimate: \$296 per mo
 - Walking distance to nearby shopping
 - 3 Bedroom Duplex \$375,000-379,000
 - 4 Bedroom Duplex \$385,000-\$389,000
 - 5504-5506 available to occupy both sides,
- A great way to start your investment portfolio!



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