

# Hamptons

INTERNATIONAL



**1601 N Sagebrush St, Wichita, KS 67230**

5 🏠 4 🚗

**£590,000**

**(\$745,000)**

## Property details



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### Key features

- **Basement: Finished**
- **Cooling: Central A/C**
- **Cooling: Central A/C - Electric**
- **Cooling: Zoned A/C**
- **Exterior: Sprinkler System**
- **Exterior Living Space: Patio**
- **Fireplace Count: 2 Fireplaces**
- **Heating Type: Forced Air**
- **Lot Description: Corner**
- **Lot Description: Wooded**

### Attributes

📍 **Near golf course**

## Description

What are the five most commonly requested features in a home? Topping the list is a great location, closely followed by quality construction, a pretty view, privacy, and low maintenance. This home checks all the boxes! Located just east of 143rd East and 13th St. North, Savanna at Castle Rock Ranch is just minutes from Wichita and Andover's best schools, shopping, dining, golf, and medical with exceptional access to the K-96 loop. It is amazing to see the difference that 20 years makes in the construction details. At just over 20 years old you get a full brick exterior, solid wood flooring, and real wood cabinets! If you look closely, you'll see that the brick isn't just the standard issue, it is reclaimed "paver" brick from a razed Wichita warehouse and it's accented with Herrington Limestone. The floor plan is inviting and offers spacious living areas on both levels. Upon entering you'll find 12' ceilings with enameled crown moldings, plantation shutters on most main floor windows, and rich 5" solid Walnut flooring. The kitchen is beautifully equipped with updated GE Café appliances and it overlooks a warm hearth room with informal dining. Adjoining the hearth room is a spacious office (originally planned as a bedroom with an on-suite full bath) that would easily convert to a bedroom simply by adding a closet. The primary bedroom is spacious and offers a second door to the covered deck, a hallway of built-ins, two walk-in closets, and a great bath with separated vanities! The walkout lower level is expansive and includes a comfortable family area, a game room, one of the larger wet bars you'll see, two additional bedrooms, a full bath and a workout room that would easily convert to yet another a bedroom with the addition of a closet! Enjoy the water view from the secluded covered deck with stone columns. Popular Andover public schools and no special assessments make this home a no-brainer. Take the virtual tour to see ALL the photos and schedule your showing today because tomorrow may be too late.





















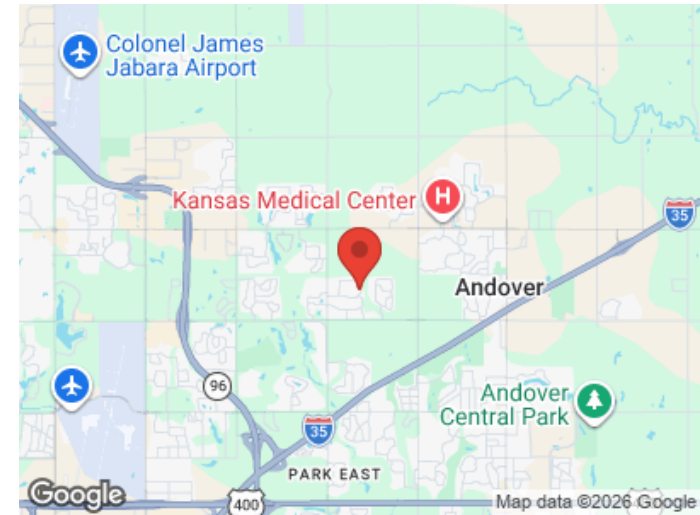
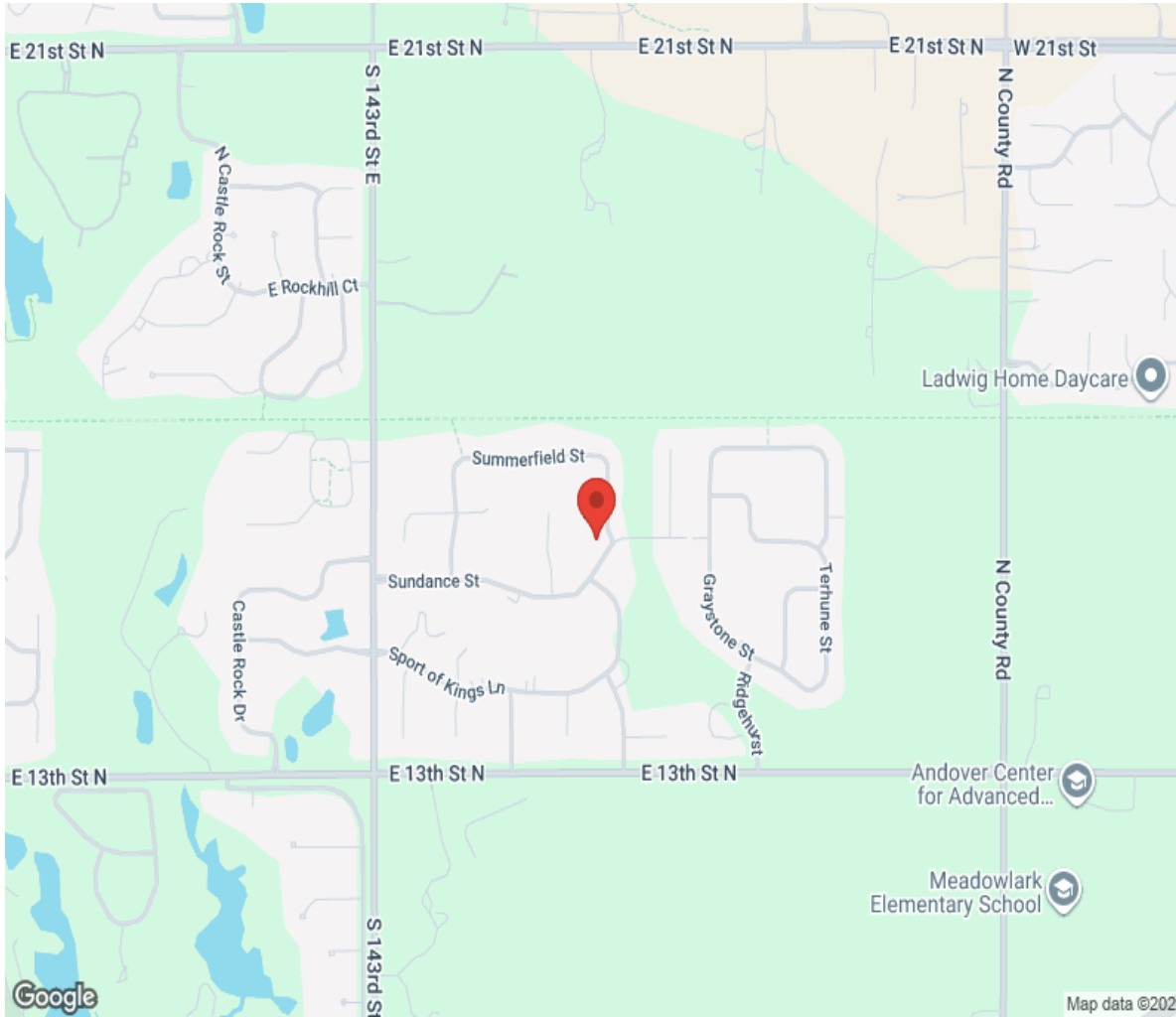








# Location



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