



Area Homes Specialists

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1708 Prairie View Rd, Suite B
Platte City, MO 64079
(816) 219-3010

763 N. 6th Street, Sabetha, Kansas

*Looking for room for a growing family?
Need room for them to roam and play?
How about recreation out your back
door or just down the street? This
spacious ranch home provides all that
and much, much more. Featured are: 4
large bedrooms, 4 full baths, open
kitchen & dining area, a huge family
room, and a finished walkout basement.
The private deck area, over a concrete
patio, accesses a huge backyard for all
the things that families do in spring,
summer, and fall. When you step inside
this lovely home, you will fall in love
with the spaciousness and be
impressed with the superb quality!*



Price: ~~\$279,000.00~~ **Reduced: \$260,00.00**

Size: 2432 sq. ft. main level

Year Built: 2005, addition: 2012

Heating/Cooling: Central (3 zones)

Lawn: Irrigation system (zoned)

#Bedrooms: 4

Size: 2432 sq. ft. basement

Taxes 2015: \$4068.90

Flooring: Wood laminate & carpet

Water Heaters: 2-50 gallon

#Bathrooms: 4

Size: 4432 finished living area

Lot Size: 0.5 acre

Garage: 2 car, 24' X 24'

Stove & Frig: Included

Other Features:

Master Bedroom: 12'x24', walk-in closet

Master Bath: Tile, Granite shower

Family Room: 20'x 21' with Gas fireplace

Kitchen: Bar Seating, Wood laminate floor

Dining Room: 17'x 24', Wood laminate floor

Master Bedroom #2: 13'x14', walk-in closet

Master Bath #2: Shower, Whirlpool tub

Bedroom #3: 12'x19' carpet, walk-in closet

Bath #3: Tub/Shower combo, laminate floor

Basement Family Room: 13'x 35' carpet tiles

Basement Rec Room: 20'x 45' carpet

Bedroom #4: 13'x 26' carpet tiles

Bath #4: Tile, shower

Bonus Room #1: Carpet tiles

Bonus Room #2: Carpet tiles





Kitchen/Dining Room



Kitchen 12'x 13'



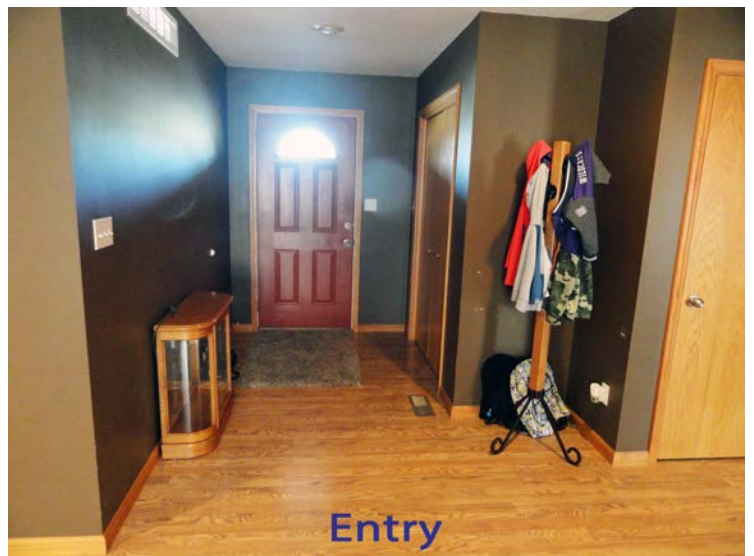
Family Room 20'x 21'



Family Room 20'x 21'



Gas Fireplace



Entry



Master Bedroom 12'x 24'



Master Bath



2nd Master Bedroom 13'x 14'



2nd Master Bath



Bedroom #3
12'x19'



Bath #3



Bedroom #4 13'x 26'



Bathroom #4



Bonus Rm #1 9'x 13'



Bonus Room #2 10'x 14'



Basement Family Rm 13'x 35'



Basement Rec Rm 20'x 45'

