

320 N. Simpson Rd. Salina, KS 67401

Sets on 20 acres.

Access to property from both Simpson Rd. and North Street.

Pond on property.



Cozy rustic look in quiet country setting only 1.3 miles from city limits on a well maintained paved road. Home sets approximately 1/8 mile off Simpson Rd.

A custom built home completed in 2002. A Mike Wilson Builders Home.

The exterior is all tumbled, king size brick with cedar trim accents.

6/12 pitch gabled roof with 40 year Class 4 composition shingles.

Oversized (1,600 square feet) four plus car garage with oversized (8x10) custom built cedar garage doors with openers and key pad opener. Garage is heated and completely finished and includes 12 foot ceilings, 4 floor drains, ceiling fans and separated entries to basement and den. Exceptionally large (50 yards) concrete pad surrounding garage provides ample parking.

Pella Permashield Commercial grade casement windows and doors with decorative muttons.

5561 finished square feet (13%) for storage and utility space.

3 bedrooms with 3 baths on main level, 2 bedrooms with large windows and 2 baths on lower level.

3 stone fireplaces (gas with remotes) 1 in Great Room, 1 in Master Bedroom, 1 in lower level entertainment area.

9 foot ceilings throughout home except where noted.

Lower level has acoustic tiled ceiling for easy access to plumbing and electrical. Flooring is tile and carpet.

Doors- interior doors are solid oak. Most are 8 foot, some are standard size. Exterior doors are fiberglass and/or wood.

Hardware and lighting fixtures are all brushed nickel and black hammered iron. All bathrooms have tile floors and onyx countertops on custom mission style knotty hickory vanities. Bathroom fixtures are all Moen with polished chrome finish.

Casablanca fans – 12 fans, most with lights.

Natural gas

Rural Water Ottawa District #2

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Salina Public Schools: USD #305 Meadowlark Elementary, Lakewood Middle School and Central High School all with available bussing.

Oversized septic tank (1,500 gallon) features 2 complete sets of lateral lines (150 feet) with diverter. Septic system was installed away from back yard specifically to accommodate a potential swimming pool.

Well water for sprinkler system and drip system for landscaping.

Dual (1 five ton and 1 three ton) high efficiency heating and cooling systems with built in humidifiers.

Two hot water heaters, 1 – 50 gallon, 1-40 gallon.

2 inch PVC from water meter to home. 1 inch copper coming into Manabloc systems inside the home. Plenty of water pressure. 2 Manabloc systems for hot and cold water control.

Rounded corners and archways throughout home. Textured wall throughout the home except for bedrooms, bathrooms and closets.

Neutral earth tone colors in all main living areas.

Wide oak trim throughout (3 ½ inch around windows and doors, 5 inch baseboard).

Security system

Two laundry rooms

Central vacuum system throughout home, with floor sweep in kitchen and laundry rm.

The entry way ceiling is 15 feet high with a black hammered iron chandelier and additional accent lighting and trim work. Entryway floor also has decorative tile work. The front door is fiberglass construction and has beveled etched glass. There are two sidelight windows and an arched window above for a grand entrance.

The Great Room has 15 foot cathedral ceilings with cedar planking and cedar beams.

Peaceful, panoramic view and access to covered deck. Built in custom lighted entertainment cabinets and built in shelving which is all mission style knotty hickory. Great room also has surround sound and a stone fireplace (gas with remote).

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The kitchen is open and connected to the great room and has cedar beams on the 10ft. ceiling. Flooring is all tile. Countertops are solid 1 inch thick black granite with stainless steel undermount sinks. Matching granite tile backsplash. Main sink has Moen fixtures. Island utility sink has Grohe faucet. Both sinks have commercial grade 1 horse garbage disposal. Custom mission style knotty hickory cabinets which include a rolling trash bin, appliance garage and large pantry with rolling shelves. Including stainless steel finished appliances are dishwasher (Maytag), double ovens (Jenn-Air) double refrigerators (Amana). Black Jenn-Air gas cook top in island has a downdraft ventilation system that vents outside. The stove has four cook tops which include removable griddle and indoor grill attachments. Country Style kitchen has informal dining in addition to the island bar that can seat six. Kitchen light fixtures include black hammered iron pendants over the island and a matching chandelier over the dining area. Accent lighting on top of upper cabinets and under kick plate as well as backslash lighting and numerous can lights.

The Den has French doors, wide crown molding, and is directly off the main entry. Many built in's include full wall desk and storage and a separate computer center. Large storage closet, separate garage entrance and an in house stereo control. The den could easily be converted into a formal dining or living room or bedroom.

The Master Suite is separate and opposite from the other two bedrooms on the main level and is wired for its own separate sound system. The bedroom is 17.4 x 18.7 feet and has plush carpet. A 12 foot cedar planked cathedral ceiling, stone fireplace and a separate entrance to the covered deck. The adjoining bath has a custom oversized shower of onyx and glass with a built in seat. Two separate shower fixtures: one with handheld shower head and body sprays, the other with rain showerhead create a luxury and convenience. There are separate vanities, an enclosed water closet, ceiling fan, a personal separate linen closet, a whirlpool tub. The tile flooring and decorative accent tile around the tub completes the look. The roomy (14X11) master closet is attached to the bedroom, the bathroom and also the main laundry room for convenience. It also has ample built in shelving.

All bedrooms have large lighted walk-in closets, ceiling fans, and separate bathrooms with tile floors and the main level bedroom closets have built in shelving. Main level bedrooms also have additional sound insulation from great room. Dimensions for both main level bedrooms are 12X15 and 13.6x15.

The walkout lower level has large carpeted game room with third stone fireplace, two sets of French doors leading to the back covered patio, ceiling fans, acoustical tile 9 foot ceiling, and a separate garage entrance. The lighted wet bar is made of mission style knotty hickory cabinets and has a sink, wine racks, refrigerator and ice maker hook ups, decorative tile backsplash, and a tile floor. Both lower level bedrooms have full-sized windows, ceiling fans, large walk-in closets, and bathrooms with tile floors. Dimensions for lower level bedrooms are 15'6"X13'10" and 13'3"x12'8".

The Morton building is 48X82 and was built in 2002. It has the Morton energy efficient insulation package, concrete floor, utility sink, and bathroom. It is wired with 4-220 receptacles and multiple 110 receptacles. There are two overhead doors one is 12x16 and the other is 14x16, perfect for RV's, implements, and trailers of all sizes. Both have 16x20 concrete approaches, remote and key pad

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openers. Interior lighting is high intensity and energy efficient. The interior walls and ceiling are professionally finished. Exterior amenities include an awning, a covered side walk, outdoor lighting, two copulas with weather vanes and accent brick.

Landscaping includes trees, in ground sprinkler system on a well, approximately 70 foundation plantings, retaining walls, firepit with seating area, and a pond. The north trees bank has underground drip irrigation. The orchard includes apple, peach and cherry trees. A well established garden includes asparagus, strawberries and rhubarb. There is also outdoor lighting around the home and Morton building: the home has many additional outdoor plug-in receptacles on soffit for seasonal lighting. Both the home and Morton building have 400 amp services and both the home and Morton building have separate breakers.

