

FOR SALE

1620 N Veranda St
Wichita, KS 67206



STUNNING LUXURY ESTATE IN RESIDENCES AT WATERFRONT



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GENERAL DETAILS

Price: \$2,690,000.00

Lot Size: 37,557 +/- SF (0.86 +/- Acres)

Total SF: 7,450 +/- SF

- Above Ground: 3,050 +/- SF
- Basement: 4,400 +/- SF
- Bedrooms: 6
- Bathrooms: 5 Full, 2 Half

Year Built: 2009

HOA Fees:

- Initiation Fee: \$300.00
- Annual Dues: \$1,800.00

2024 Property Taxes:

- General: \$22,269.79
- Specials: \$2,037.24

KEY FEATURES AND IMPROVEMENTS

Interior Upgrades:

- Recently painted on the interior and exterior.
- Updated lighting and electrical systems.
- Updated flooring and carpet throughout.
- Custom Hunter Douglas automatic blinds upstairs and new blinds downstairs.

Master Suite:

- Remodeled bathroom with steam shower, oversized shower, and dual showerheads.
- Custom cabinets and granite countertops throughout.

Kitchen & Living:

- Stunning chef's kitchen featuring top-of-the-line appliances, a gas range, a spacious island with seating, and a hidden pantry.
- Beautifully refinished and stained wood flooring.
- Upgraded countertops throughout the home.

Entertainment Spaces:

- Spacious theater room with dedicated design.
- Lower level includes game room, custom wet bar, and a 250+ bottle wine cellar.

Exterior Features:

- Updated pool filter and a heat/cooling tower for the pool.
- Sport court with dual backboards for basketball.
- Custom stone courtyard, flower bowls, and landscaping with additional trees.

Garages & Technology:

- 6-car garage with HVAC added to the north garage.
- Enhanced security system, camera system, Wi-Fi, and surround sound.

* Seller is a licensed real estate agent in the State of Kansas



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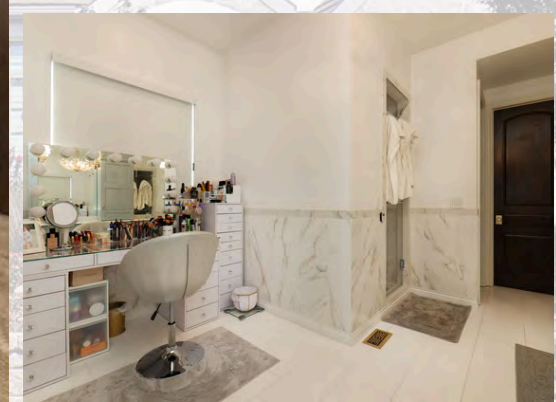
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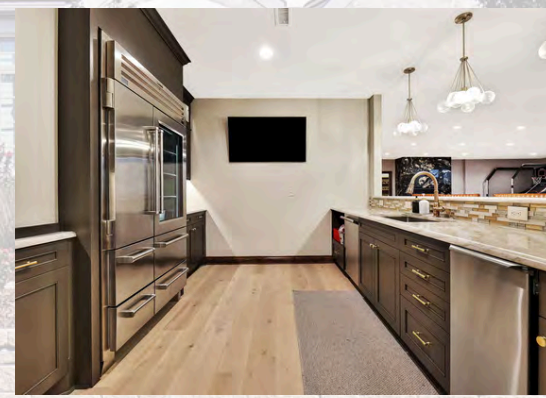
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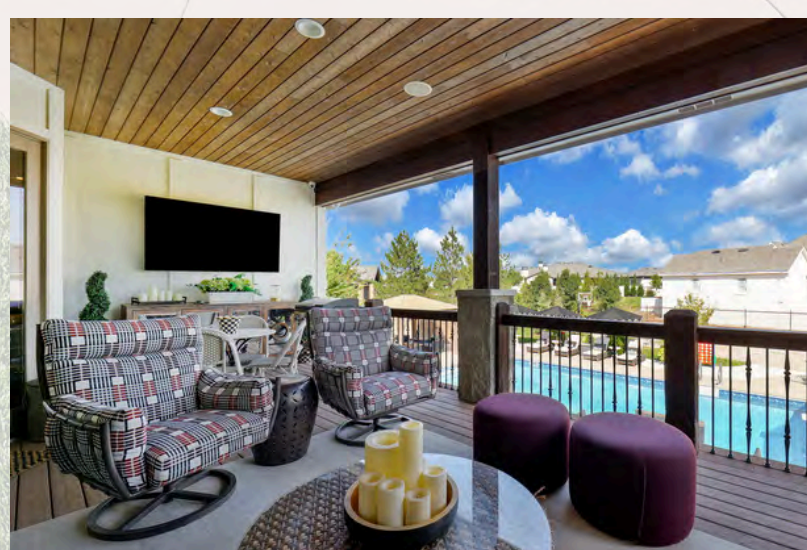
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