



**ReeceNichols**  
SOUTH CENTRAL KANSAS  
An Independently Owned and Operated Member of ReeceNichols Alliance

# FOR SALE

**Address: 1761 S Butternut Dr, Wichita, KS 67230**

**CUSTOM BUILT HOME IN ARBOR LAKES ESTATES**

**SPACIOUS ROOMS THROUGHOUT - MATURE LANDSCAPING - FISHABLE COMMUNITY POND  
NEAR A VARIETY OF RESTAURANTS, RETAIL AND AMENITIES IN NORTHEAST WICHITA, KS**



**Price:** \$529,000.00

**Lot Size:** 13,744 ± SF

**Above Ground SF:** 4,121 ± SF

**Basement SF:** 2,068 ± SF - Unfinished

**Bedrooms:** 5

**Baths:** 4 full, 1 half

**Garage:** Three Car Attached

**Year Built:** 1992

**Schools:** USD 259 - Wichita

**2025 Taxes:** General - \$6,357.68

Specials - \$4.00

**HOA Fee:** \$380.00 Yearly

**HOA Amenities Include:**

- 20 Acre Nature Preserve with Fishable Pond
- Common Area Maintenance
- Neighborhood Events
- Two Master Suites
- Multiple upgrades throughout



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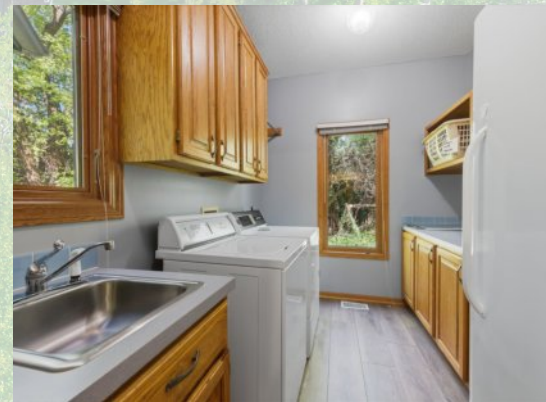
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