

Address: 906 W Threewood Ct, Andover, KS 67002

4 BED, 3 BATH HOME - CURRENTLY LEASED AT \$2,200/MO
OPEN FLOOR PLAN - NEAR GOLF COURSE - EASY ACCESS TO KELLOGG/HWY 254



PROPERTY DETAILS

Price: \$375,000.00

Lot Size: 6,949 $\pm$ SF

Total Finished SF: 2,395 $\pm$ SF

- Above Ground SF: 1,295 $\pm$ SF
- Basement SF: 1,295 $\pm$ SF
 - 1,100 $\pm$ SF - Finished

Bedrooms: 4

Baths: 3 Full

Garage: 3 Car Attached

Year Built: 2012

Schools: USD 385 - Andover

2025 Taxes: \$5,174.90

HOA Fees:

- \$700 Initiation Fee
- \$480 Annual Dues

RENTAL INFORMATION

Current Lease: \$2,200 per month (\$24,600 annually)

Lease Period: Runs through December 31st, 2026 with provision for month-to-month tenancy thereafter

Security Deposit: \$2,200.00

Showings: No showings will be permitted until an LOI or offer with mutually agreed terms has been established between Buyer and Seller. Once terms are agreed upon, a property showing can be coordinated with existing tenant.



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

Jake Steven, ALC
316.708.5960
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Reese Bayliff
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