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**MLS#:** 343348 m **VT:**   
**Status:** Active  
**Type:** Single Family OnSite Blt  
**Address:** 1003 N Tiffany Ct  
 ROSE HILL, KS 67133  
**County:** Butler  
**Area:** B32  
**Subdivision:** PRIMROSE  
**Asking Price:** \$224,900  
**Class:** Residential  
**Elem. School:** Rose Hill  
**Middle School:** Rose Hill  
**High School:** Rose Hill  
**\$/TFLA-AGLA:** \$95-\$100  
**Lot Size/SQFT:** 0  
**Appraisal?:**

**AG Bedrooms:** 3  
**Total Bedrooms:** 3  
**AG Full/Half Baths:** 2/1  
**Total Baths:** 2.5  
**Approx AGLA/Source:** 2,349/Appraiser  
**Approx BFA/Source:** 0/Measured  
**TFLA:** 2,349  
**Garage:** Three Car  
**Original Price:** \$234,900  
**Levels:** 1 - 1/2 Story  
**Basement:** Yes - Unfinished  
**Approx. Age:** 11 - 20 Years  
**Year Built:** 1999  
**Acreage Range:** City Lot  
**Acreage:**  
**Auction?:** N

### General Info

Level	Room Type	Dimnsns	Floor
M	Master BR	15'9x14'	Carpet
M	Dining	12'4x11'	Carpet
M	Living Room	20'9x17'8	Wood
M	Kitchen	13'9x11'	Tile
U	Bedroom	13'8x13'	Carpet
U	Bedroom	13'8x11'8	Carpet
U	Bonus Room	31'x11'9	Carpet

**Internet Display:** Y  
**Comment Display:** Y  
**Other Rooms:** Bonus Room, Hearth Room, Storage  
**Legal:** PRIMROSE ADD , BLOCK C , LOT 4  
**Directions:** From Wichita, South on Butler Road (aka Rose Hill Rd) to Rose Hill, go on South of Rosewood (aka SW 170th aka 63rd St S) about 3/8 of a mile to Primrose Addition on the West side of Rose Hill Rd. Turn west into Primrose on Primrose Lane, go to first right which is McCaskey, follow McCaskey to Tiffany then left on Tiffany to Tiffany Ct then right to house.

**Address Display:** Y  
**Valuation Display:** Y

### Features

**Appliances:** Dishwasher, Disposal, Range/Oven  
**Basement Finish:** None  
**Exterior Amenities:** In Ground Pool, Fence-Wood, Guttering, Screened Porch, Sprinkler System  
**Neighborhood Amenities:** Greenbelt, Lake/Pond  
**Interior Amenities:** Ceiling Fan(s), Closet-Walk-In, Hardwood Floors, Whirlpool, Wired for Surround Sound  
**HOA Due Include:** Other/See Remarks  
**Architecture:** Traditional  
**Exterior Construction:** Frame w/Less than 50% Mas  
**Lot Description:** Cul-de-Sac  
**Cooling:** Central, Zoned, Electric  
**Kitchen Features:** Eating Bar, Pantry  
**Master Bedroom:** Master Bdrm on Sep. Floor, Master Bdrm on Main Level, Sep. Tub/Shower/Mstr Bdrm  
**Laundry:** Main Floor  
**Basement/Foundation:** Full, View Out  
**Ownership:** Individual  
**Warranty:** No Warranty Provided  
**Property Condition Rpt:** Y

**Flood Insurance:** Unknown  
**Roof:** Composition  
**Frontage:** Paved Frontage  
**Heating:** Forced Air, Zoned, Gas  
**Fireplace:** One, Living Room  
**Dining Area:** Eating Bar, Eating Space in Kitchen, Formal  
**Utilities:** Sewer, Natural Gas, Public Water  
**Garage:** Attached, Opener  
**Possession:** Negotiable  
**Documents:** Sellers Prop. Disclosure  
**Proposed Financing:** Conventional, FHA, VA

### Taxes & Financing

<b>Assumable:</b>	N	<b>General Taxes:</b>	\$5,082.44	<b>General Tax Year:</b>	2011
<b>Yearly Specials:</b>	\$1,368.68	<b>Total Specials:</b>	\$2,737.36	<b>Currently Rented?:</b>	N
<b>Yearly HOA Dues:</b>	\$180.00	<b>HOA Initiation Fee:</b>	\$0.00	<b>Earnest Money:</b>	S1T
<b>HBBP Company:</b>				<b>Rental Amount:</b>	

### Comments

**Public Remarks:** This quality home offers exceptional features including: a grand 2 story entry, formal dining, a huge main floor family room (w/Oak flooring) which adjoins the bright kitchen with Maple cabinets and ample pantry space! The main floor master bedroom is a perfect retreat and includes a coffered ceiling, spacious bath with whirlpool soaker thb, his/hers vanities and walk-in closet! The second floor includes 2 additional bedrooms with Jack and Jill bath plus an awesome 31' bonus room! The view-out basement offers a future family room, future bedroom & full bath! Completion of these areas is already underway just waiting for you to finish. Enjoy fabulous outdoor living with great privacy on the huge screened porch overlooking the sparkling pool with electric cover! Rose Hill Schools and sports! New roof, guttering, exterior paint, pool liner, pool cover and much more! Specials pay out at the end of 2013!

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Prepared by Frank Priest III of Coldwell Banker Plaza Real Estate - E Central on 1/29/2013 9:21:15 PM