

READY FOR A NEW FAMILY TO MAKE MEMORIES

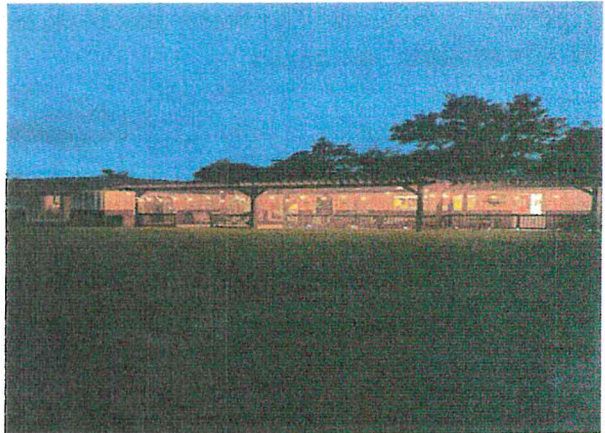


**491 NW 70th Ave
Kingman, KS**

\$475,000

Country Living at its Finest

This 3 Bedroom, 3 Bathroom home features 2,246 square feet of finished living area with attached garage. The open floor plan with the kitchen, dining and living room provides great entertainment space for friends and family. The pergola and lights on the front porch will allow you to enjoy the summer and fall evenings sitting outside.



MOVE IN READY



**GREAT FOR HORSES
OR 4H ANIMALS**

PROPERTY FEATURES

The property features approximately 5 acres with a 45X60 steel frame barn and lean-to with four horse doors for stalls and loft for extra storage. Great for horses and or 4H animals. There are two mature apple trees and two newer pears trees along the drive way.



146 N Main
Kingman, KS 67068

Contact Nancy Milford 620-491-0774 for a private viewing and more information

PROPERTY DESCRIPTION:

LOCATION, LOCATION, LOCATION!!!!

Only ½ mile off Highway 54 west of Kingman the property has easy access to Wichita only east 46 miles to Dwight D. Eisenhower Airport. Pratt is located to the west 28 miles and Hutchinson to the northeast 42 miles. So many options for shopping, entertainment and recreation. Even closer than that the Kingman State Fishing Lake located just to the west of the property.

IMPROVEMENT:

The property has had one owner since the home was built in 1984 and many recent updates have been completed. The Windows by Anderson were all replaced in 2011-2012. The interior has all tile flooring throughout for easy cleaning. The bathrooms have all been updated with new shower in the bathroom off the laundry room. The exterior wood doors are solid. Overall, the home has been well maintained with regular maintenance. **The water has been tested and septic cleaned and inspected ready for a new family to make memories**

The steel frame barn not only offers character to the property but is so useful in many ways. With two-walk-in doors, overhead door (with electric door opener), sliding door and four half doors for horse stalls. The loft offers extra storage with steel stairs.

The exterior has underground sprinklers in the front and on the east of the house. The property also contains two mature apple trees along the drive way and two newer pear trees. The property is currently set up for horses and will come with three portable horse stalls (one with storage for feed or tack).

IF YOU ARE LOOKING FOR A LOW MAINTENANCE, ENERGY EFFICIENT HOME LOCATED IN THE RURAL AREA WITH EASY ACCESS TO TOWN. THIS IS A MUST SEE!!!!



LIVING/DINING (WOOD FIREPLACE)



KITCHEN



MAIN BEDROOM