

# Welcome to the Country!

QUALITY COUNTRY HOME-RETREAT W/ CLASS

QUIET LOCATION, LIVE-WATER, TREES, WILDLIFE, & OPEN VIEW OF THE SUNSET



## \$499,000

Welcome to the Country!



10297 SE 40th Ave Kingman, KS

**LEGAL:** 8 acre tract in E2 NE4 26-29-7

**LOCATION:** 10 miles south of Kingman on HWY 14, 2 miles east on SE 100 ST, 1/4 mile back south to house.

**ONLY 42 miles to Eisenhower airport in Wichita!**

**IMPROVEMENTS:** 2010, 2,068 sq ft, one of a kind custom built with 1,816 sq ft basement with walk-out. Unbelievable list of special features that you need to see to appreciate.



**LAND USE:** Approximately 8 acres - trees & small spring-fed creek that never freezes or runs dry. Gives a real sense of privacy, and blocks any view of the house from the road, evening views to the west are wide open farm land.

**2023 TAXES:** \$7,726.58

**UTILITIES:** Water-well, septic, rural electric, propane, Hughes for internet & DISH for TV



This is a very impressive property with all the amenities to make your country living dreams come true! You'll drive the wheels off your car trying to find this unique combination of an attractive, tastefully decorated well maintained energy efficient home in a private location, brimming with wildlife and tons of real mother nature atmosphere. Pre-qualified buyers need to call today to view this property.

*Look again!*

**Drone Video!**



## PRICE REDUCED!

Call 620-532-3581

for a showing or  
information packet.



(This Information Deemed Correct But Not Guaranteed)

[www.kingmanksre.com](http://www.kingmanksre.com)

<https://tours.adlergreycollective.com/v/5BqtT9g>



David and Ron Young commissioned a husband and wife architect from Kansas City to design this special, one of a kind country get-away. They then used mostly local contractors to complete the project, adding many unique and custom touches during construction.



Bill Show was the general contractor, roof is metal, to last long and reduce premiums, the siding is concrete hardy-board (never rot or crack), but can be painted any color you want, Anderson Casement windows and triple lock double doors on the basement, main floor, and upper level. The limestone was special cut and brought in from the flint hills, Dover KS. It has both distinctive rose and grey color and if you look almost every stone has a story with an embedded fossil. Rocky Bornholt laid all the stone and built the lighted niches for displaying your treasured collectables or family photos. The guest room stone wall has a vented gas fireplace to add to the mood of the room. Main floor, great room and bedrooms are bamboo flooring, bathrooms are cork. Flooring on the front hall way is slate, basement is vinyl.



Electric work was done by Steve Voran with the great room glass chandelier, matching kitchen drop lights, and exterior sconces made with Dichroic glass by Rollin Karg of Karg Art Glass (Google him).



The kitchen cabinets are by Bartel Cabinet out of Buhler, they have plenty of pull-outs, marble kitchen counter tops with composite granite on both sides of the kitchen stove. Kitchen stove is exterior vented.



Both bedrooms on the main floor have adjoining bathrooms with the master bedroom bath having a tub and full shower with a steamer and teakwood seat.

The upper level loft makes a great place for the kids to play and at night they can pull down a custom made Murphy bed to sleep.

Basement has a large family room with sink, stove and walkout to lower patio area. Basement also has 1 NC bedroom , full bath with 4' shower, mechanical room, and finished room for extra freezer and storage.



Main floor has a laundry room and a half bath conveniently located by the NE main floor entrance and stairs to the basement.

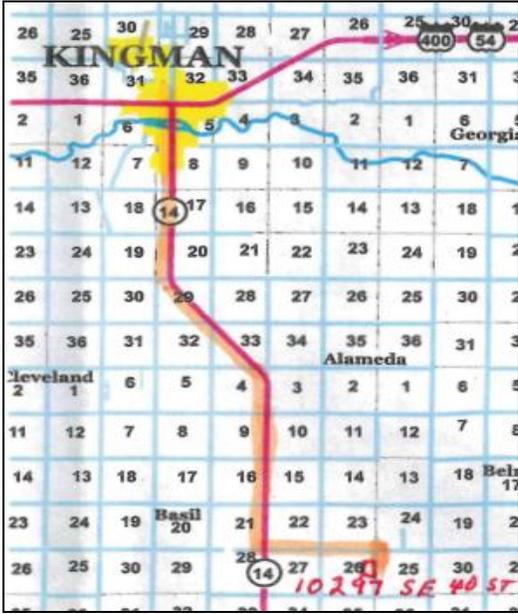
Dewey Simons installed the energy efficient heating and cooling system. A boiler provides fluid for the radiant heat installed in the floor of the main level and baseboard units in the basement, a heat pump that uses well water provides cooling and backup heat as needed for the whole house.



The property has a septic system with chamber, water well is set at 52 and provides a super amount of quality water.



# Maps & Exterior



# More Interior Photos



