

# 491 NW 70<sup>th</sup> Ave

## Kingman, KS

### \$495,000.00



### GENERAL INFORMATION

- Square Feet: 2,246
- Total Bedrooms: 3
- Style: Earth Shelter
- School: Kingman
- 2022 Taxes: \$2,787.62
- Year Built: 1984
- Lot Size: Approximately 5 ac

### FEATURES

*Imagine yourself sitting on the front porch of this energy efficient home looking at the stars at night and enjoying a great summer breeze. This 3-bedroom home has all that you need. Open floor plan with kitchen, living and dining room. Three full bathrooms and an attached garage. Updates on the interior to include new counter tops.*

### EXTERIOR

*On 5 acres with 45X60 barn and lean-to that has four horse doors for stalls. There two corals with farm shelters for horses. Fruit trees*



If you would like more information &/or would like to view this listing, please feel free to call: Nancy Milford 620-491-0774

(This Information Deemed Correct But Not Guaranteed)

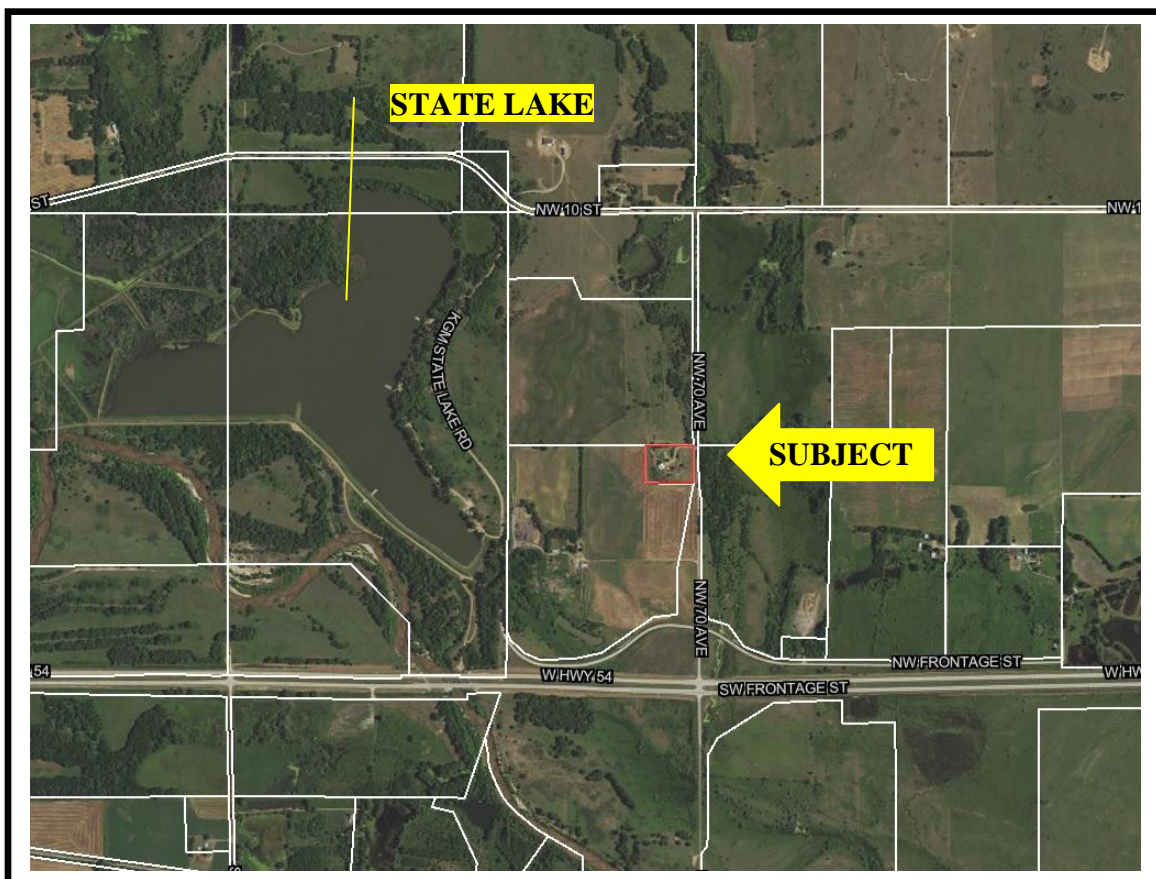
[www.kingmanksre.com](http://www.kingmanksre.com)

## ***PROPERTY DESCRIPTION:***

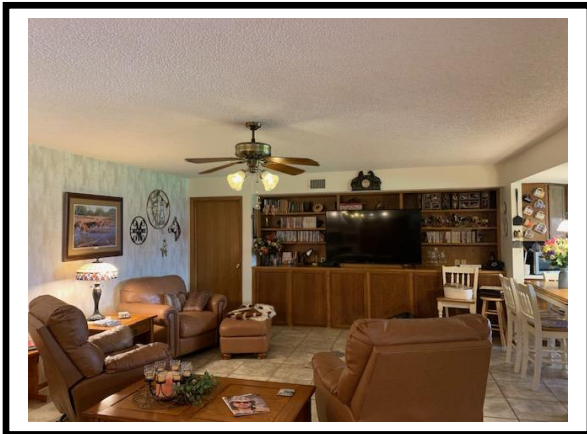
The property sits on approximately 5 acres (survey will be provided) located to the west of Kingman approximately 7 miles off Highway 54 and just to the east of Kingman State Lake. The earth shelter home contains 2,246 sf of finished living area. The home is very efficient with low utility bills throughout the hot summers and a wood fireplace for extra efficient heating. The home has cedar front shingles and pergola with lights. The two-wood exterior door are solid and all of the windows were replaced in 2011-2012 and are Windows by Anderson. The interior has all tile flooring throughout the whole house.

The exterior has underground sprinklers in the front and on the east of the house. There is a 45X60 barn with a lean-to on the west side with four horse doors. The interior is steel frame with metal siding and contains a loft for extra storage. The barn has a overhead door with electric door opener and sliding doors on the south side along with a walk-in door on the north. There are two wood panel corals with a three horse shelters. There are some portable horse panels that will not sale with the property but could be negotiated. The property also contains two mature apple trees along the drive way and two newer pear trees.

The property has had one owner since the home was built and has been very well cared for.



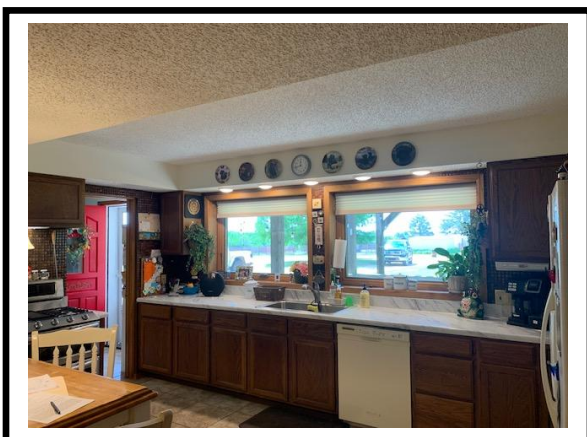




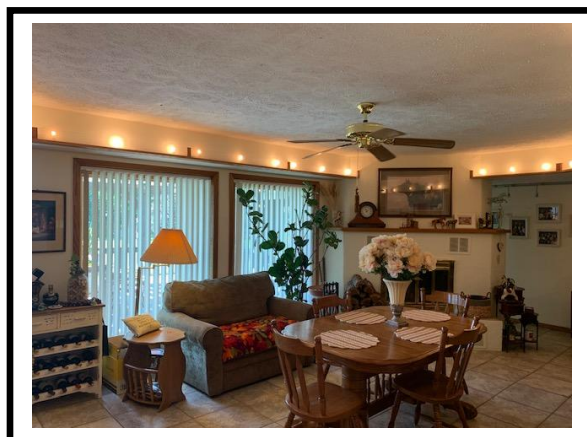
***LIVING OR DINING ROOM***



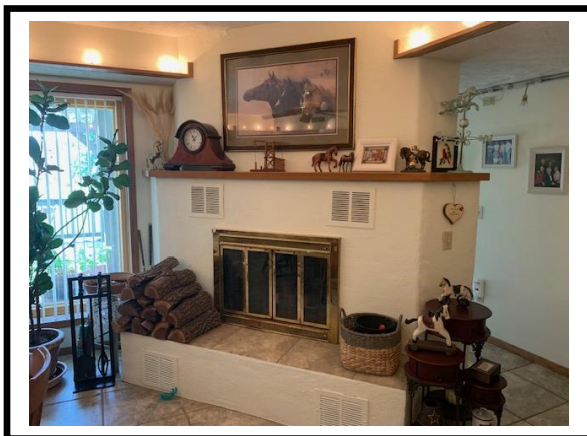
***KITCHEN***



***KITCHEN***



***LIVING OR DINING ROOM***



***WOOD BURNING FIREPLACE***



***BEDROOM***



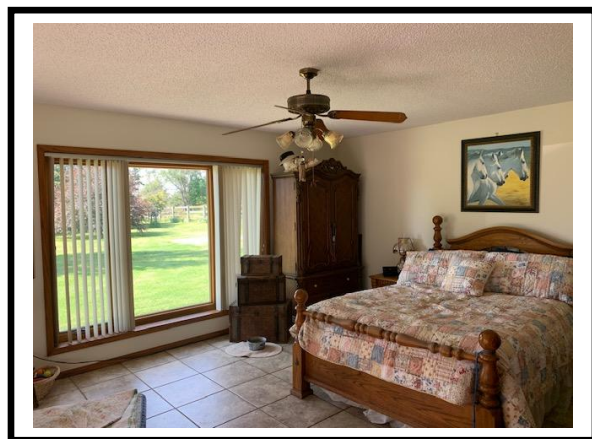
***BEDROOM***



***MAIN BATH W/JACUZZI TUB***



***MAIN BATH***



***MASTER BEDROOM***



***MASTER BATH***



***MASTER BATH***





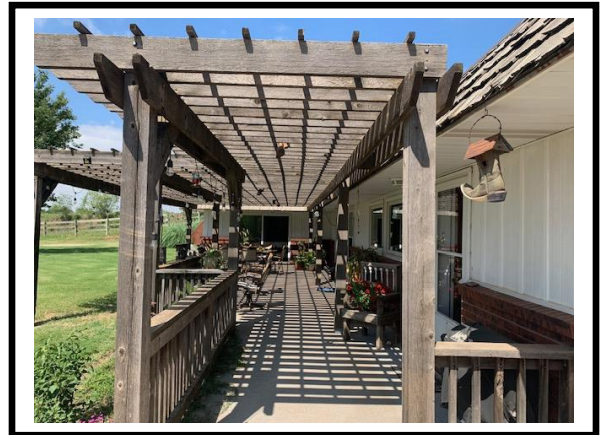
***LAUNDRY/3<sup>RD</sup> BATH***



***3<sup>RD</sup> BATH***



***FRONT PORCH***



***FRONT PORCH***



***BARN EAST SIDE***



***BARN SOUTH SIDE***



***BARN WEST SIDE***



***INTERIOR OF BARN***



***FARM SHELTERS***



***FRONT YARD***



***VIEW FROM FRONT PORCH***



***FRUIT TREES***