

2734 S Carrwood Cir, Wichita, KS 67215



Wednesday, Sept 24, 2025,
Bidding begins to end at 11:00 AM CDT

ONLINE AUCTION: gavelroads.com

MOVE-IN READY one-owner home in the sought-after Goddard school district, perfectly situated on a large lot on a quiet cul-de-sac. The 1,855 sq ft, 4-bedroom, 3-bathroom home features a spacious living room, formal dining, sunroom, and kitchen. The main floor master's suite offers a large bathroom and over-sized shower. Also on the main floor are two additional bedrooms and a bathroom.

THE FINISHED BASEMENT boasts a rec room with wood-burning stove, wet bar, daylight bedroom/office with built-in bookcases, and flex room with storage.

THE BACKYARD is an entertaining oasis with a saltwater pool with newer liner, koi pond, patio, raised garden beds, and covered deck with outdoor kitchen.

Location: From Kellogg head south on Maize Rd 1.25 miles and turn left onto W Yosemite. Head east on W Yosemite and turn right on Carrwood Cir. The property is at the end of the cul de sac.

Possession: Possession will be upon closing

Taxes: \$3,501.21 (2024) Taxes will be prorated to the date of closing.

Open House: Sunday, September 7, 2:00-4:00 PM CDT



1,855 sq ft, 4-bedroom, 3-bathroom

- Large lot on cul-de-sac
- Goddard schools
- Beautiful saltwater in-ground pool
- Single owner built in 1988

Terms: Earnest money required and shall be paid the day of the auction with the balance due on or before October 27, 2025. Earnest money to be paid: \$10,000. The property is selling in "as is" condition and is accepted by the Buyer without any expressed or implied warranties. It is the Buyer's responsibility to have any and all inspections completed prior to bidding. The Buyer and Seller shall split equally in the cost of title insurance and the closing fee. Bidding is not contingent upon financing. If necessary, financing needs to be arranged and approved before the auction. Statements made on the day of the auction take precedence over all printed advertising and previously made oral statements. Gene Francis & Associates and Gavel Roads are agents of the Seller. There is NO Buyer's premium. Broker registration must be received no later than 24 hours prior to the auction.



Tyler Francis
Broker & Auctioneer
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gavelroads.com

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