

STANDARD



Front Of Structure

MLS # 660740
Status Active
Contingency Reason
Area SCKMLS
Address 2734 S Carrwood Cir
Address 2
City Wichita
Zip 67215
Asking Price \$0
Original Price \$0
Picture Count 35



KEYWORDS

AG Bedrooms	3	Approx. AGLA	1855
Total Bedrooms	4.00	AGLA Source	Court House
AG Full Baths	2	Approx. BFA	1250.00
AG Half Baths	0	BFA Source	Measured
Total Full Baths	3	Approx. TFLA	3,105
Total Half Baths	0	Lot Size/SqFt	11598
Total Baths	3	Number of Acres	0.27
Old Total Baths			
Garage Size	2		
Basement	Yes - Finished		
Levels	One Story		
Approximate Age	36 - 50 Years		
Acreage	City Lot		

GENERAL

List Agent	Tyler Francis - CELL: 316-734-7342	List Office	Gene Francis & Associates - OFF: 316-524-8345
Co-List Agent		Co-List Office	
Showing Phone	316-734-7342	Model Home Phone	
Year Built	1988	Builder	
Est. Completion Date		Building Permit Date	
Parcel ID	203-05-0-23-04-024.00	School District	Goddard School District (USD 265)
Elementary School	Amelia Earhart	Middle School	Goddard
High School	Robert Goddard	Subdivision	THE NETT PARK
Legal	Lot 28, Block B, The Net Park Addition	List Date	8/12/2025
Expiration Date	2/11/2026	Realtor.com Y/N	Yes
Display on Public Websites	Yes	Display Address	Yes
VOW: Allow AVM	Yes	VOW: Allow 3rd Party Comm	Yes
Virtual Tour Y/N		Days On Market	13
Cumulative DOM	204	Cumulative DOMLS	
Input Date	8/25/2025 12:01 PM	Update Date	8/25/2025
Off Market Date		Status Date	8/25/2025
HotSheet Date	8/25/2025	Price Date	8/25/2025
Master Bedroom Level	Main	Master Bedroom Dimensions	15.3x14.7
Master Bedroom Flooring	Wood	Living Room Level	Main
Living Room Dimensions	16x18	Living Room Flooring	Wood Laminate
Kitchen Level	Main	Kitchen Dimensions	6.8x15.6
Kitchen Flooring	Tile	Room 4 Type	Bedroom
Room 4 Level	Main	Room 4 Dimensions	11.3x13
Room 4 Flooring	Wood	Room 5 Type	Bedroom
Room 5 Level	Main	Room 5 Dimensions	11.3x13.10
Room 5 Flooring	Wood	Room 6 Type	Dining Room
Room 6 Level	Main	Room 6 Dimensions	9.9x13.1
Room 6 Flooring	Tile	Room 7 Type	Bedroom
Room 7 Level	Basement	Room 7 Dimensions	8.5x17.6
Room 7 Flooring	Luxury Vinyl	Room 8 Type	Family Room
Room 8 Level	Basement	Room 8 Dimensions	19.4x21.8
Room 8 Flooring	Luxury Vinyl	Room 9 Type	Bonus Room
Room 9 Level	Basement	Room 9 Dimensions	16x24
Room 9 Flooring	Vinyl	Room 10 Type	Sun Room/Atrium
Room 10 Level	Main	Room 10 Dimensions	12.1x12.11
Room 10 Flooring	Tile	Room 11 Type	

GENERAL

Room 11 Level		Room 11 Dimensions	
Room 11 Flooring		Room 12 Type	
Room 12 Level		Room 12 Dimensions	
Room 12 Flooring		Class	Residential
Property Type	Single Family OnSite Blt	State	KS
For Sale/Auction/For Rent	Auction	County	Sedgwick
Term of Lease		Virtual Tour 2 Label	
Virtual Tour 3 Label		Virtual Tour 4 Label	
Previous Status		Owner Name	
Owner Name 2		Real Estate Transaction Y/N	
FIPS Code	20173	Room 1 Type	
Room 2 Type		Room 3 Type	
Level of Service	Full Service	Great Plains Navica	
\$/AGLA	\$0.00	\$/TFLA	\$0.00
On Market Date		COO Date	
Associated Document Count	3	Doc Manager	0
Listing Visibility Type	MLS Listing	Geocode Quality	Exact Match
Price Per SQFT		Sold Price Per SQFT	
Mapping		Tax ID	
Input Date	8/25/2025 12:01 PM	Update Date	8/25/2025 12:05 PM
Unique Property Identifier		RESO Universal Property Identifier	
Showing Start Date			

DIRECTIONS

Directions 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.

FEATURES

ARCHITECTURE	GARAGE	COOLING	OWNERSHIP
Ranch	Attached	Central	Individual
EXTERIOR CONSTRUCTION	FLOOD INSURANCE	HEATING	PROPERTY CONDITION REPORT
Frame w/Less than 50% Mas	Unknown	Gas	Yes
ROOF	UTILITIES	DINING AREA	SHOWING INSTRUCTIONS
Composition	Sewer	Living/Dining Combo	Appt Req-Call Showing #
LOT DESCRIPTION	Public Water	LAUNDRY	LOCKBOX
Cul-de-Sac	BASEMENT / FOUNDATION	Main Floor	Other-See Private Remarks
FRONTAGE	Full	POSSESSION	TYPE OF LISTING
Paved Frontage	Day Light	At Closing	Excl Agency w/Reserve
EXTERIOR AMENITIES	BASEMENT FINISH	PROPOSED FINANCING	AGENT TYPE
In Ground Pool	1 Bedroom	Conventional	Sellers Agent
Swimming Pool Equipment	1 Bath	WARRANTY	
Covered Patio	Bsmt Rec/Family Room	No Warranty Provided	
Fence-Wood	Bsmt Office		
Gas Grill	Bsmt Wet Bar		
Guttering	Bsmt Storage		
Sprinkler System			

FINANCIAL

Assumable Y/N	No	HOA Y/N	No
Currently Rented Y/N	No	Yearly HOA Dues	
Rental Amount		HOA Initiation Fee	
General Property Taxes	\$3,501.21	Home Warranty Purchased	No Warranty Provided
General Tax Year	2024	Earnest \$ Deposited With	Security 1st Title
Yearly Specials	\$5.00		
Total Specials	\$5.00		

PUBLIC REMARKS

Public Remarks Welcome to your dream home in the coveted Goddard school district! This beautifully maintained, move-in ready, one-owner property sits at the end of a serene cul-de-sac. Step inside to a spacious living room that flows effortlessly into a formal dining area and a bright sunroom—perfect for both entertaining and everyday living. The kitchen boasts Corian countertops, timeless white cabinetry, and ceramic tile flooring. The main floor offers three spacious bedrooms and two full bathrooms, designed for comfort and convenience. Downstairs, enjoy a large recreation room with a cozy wood-burning stove, plus two additional finished rooms—one with a daylight window and built-in bookcases, ideal for a bedroom or home office. The other is a versatile space connected to a generous storage area. A wet bar in the basement makes hosting guests a breeze. Step outside and discover your private backyard retreat. Take a dip in the sparkling saltwater pool with a newer liner, electronic cover, and sand filter. Relax beside the koi pond and soothing waterfall or gather on the patio for an evening under the stars. The wood privacy fence with decorative metal accents, raised garden beds, and a covered deck with a full outdoor kitchen make this yard an entertainer’s paradise. This home offers the perfect blend of comfort, style, and unforgettable outdoor living. Schedule your showing today to experience it all!

MARKETING REMARKS

Marketing Remarks 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 is 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. Earnest money required and shall be paid the day of the auction with the balance due on or before September 25, 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.

PRIVATE REMARKS

Private Remarks Earnest money required and shall be paid the day of the auction with the balance due on or before September 25, 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.

AUCTION

Type of Auction Sale	Reserve	1 - Open for Preview	Yes
Method of Auction	Online Only	1 - Open/Preview Date	9/7/2025
Auction Location	gavelroads.com	1 - Open Start Time	2:00pm
Auction Offering	Real Estate Only	1 - Open End Time	4:00pm
Auction Date	8/25/2025	2 - Open for Preview	
Auction Start Time	11:00am	2 - Open/Preview Date	
Auction End Date	9/24/2025	2 - Open Start Time	
Auction End Time	11:00am	2 - Open End Time	
Broker Registration Req	Yes	3 - Open for Preview	
Buyer Premium Y/N	No	3 - Open/Preview Date	
Premium Amount		3 - Open Start Time	
Earnest Money Y/N		3 - Open End Time	
Earnest Amount %/\$			

TERMS OF SALE

Terms of Sale Earnest money required and shall be paid the day of the auction with the balance due on or before September 25, 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.

PERSONAL PROPERTY

Personal Property NA

SOLD

How Sold	Selling Agent
Sale Price	Co-Selling Agent
Net Sold Price	Selling Office
Pending Date	Co-Selling Office
Closing Date	Appraiser Name
Short Sale Y/N	Non-Mbr Appr Name
Seller Paid Loan Asst.	
Previously Listed Y/N	
Includes Lot Y/N	
Sold at Auction Y/N	

ADDITIONAL PICTURES



Entry



Pool



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Other



Other



Other



Other



Other



Other



Living Room



Bathroom



Bathroom



Bathroom



Living Room



Living Room



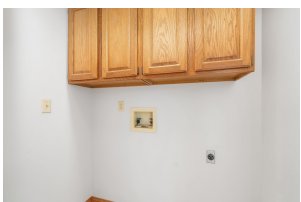
Kitchen



Storage



Bathroom



Laundry



Other



Other



Bathroom



Kitchen



Other



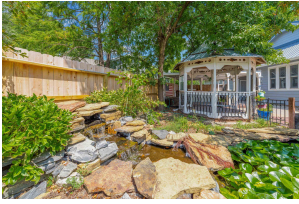
Kitchen



Deck



Yard



Yard

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