

Sale Name: September 24th, 2025 Residential Real Estate Auction 2734 N. Carrwood Cir., Wichita

LOT 1 - 2734 N. Carrwood



Description

Address: 2734 S Carrwood Cir, Wichita, KS 67215

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.

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

Documents: SEE DOCUMENTS TAB ABOVE

Description: 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!

UPDATE: To insure no water intrusion into the basement with the recent rains, the seller is installing a membrane on the exterior of the foundation to be done prior to closing.

Possession: Possession will be upon closing

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

Terms: 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.

For more information: Tyler Francis, Broker & Auctioneer, 316-734-7342

Property Highlights:

- Large lot on cul-de-sac
- Goddard schools
- Beautiful saltwater in-ground pool
- Single owner built in 1988
- Lot Size: 0.27± acres total
- Home Features: 4 bedroom, 3 bath, large kitchen, formal dining room, sunroom, wet bar, wood burning stove, large storage room

School District: Goddard School District

Neighborhood: The Park Addition

Quantity: 1



<https://www.gavelroads.com/>