

# Property Client Full

**307 Sunset Drive, Fort Scott, KS 66701**  
 MLS#: **2365671** Status: **Sold**

County: **Bourbon**

L Price: **\$255,000**  
 S Price: **\$255,000**

**Residential**

Area: **998 - Other Kansas Area**



Sub: **Other**  
 Type: **Single Family**  
 Bed: **5** Full Bath: **3** Half Bth: **0**  
 Above Grade Fin: **2,176** Source: **Appraiser**  
 Below Grade Fin: **1,843** Source: **Appraiser**  
 Total Square Feet: **4,019** Source:  
 Lot Size: **18,540 - Square Feet** Age: **51-75 Years**  
 Elem: Yr Built: **1957**  
 Middle: Tax: **\$4,237**  
 Senior: FP: **Yes**  
 District: **Fort Scott** Bsmt: **Yes**  
 HOA: **\$/None** CA: **Yes**  
 Terms: **Conventional** Gar: **Yes**  
 Legal: **S50-SUNSET HILL ADDITION LOOT 10 & E 1/2 OF LOT 11**  
 Direction Faces:

### General Information

Floor Plan: **Ranch** Style:  
 Construct: **All Brick, Metal Siding** Roof: **Composition**  
 Garage: **2/Attached, Gar Door Opener, Off Street** Bsmt: **Basement BR, Finished, Full, Sump Pump**  
 Dining: Lake:  
 Lot Desc: **City Limits** Fence:  
 Fireplace: **2/Basement, Insert, Living Room** Utilities:  
 Oth Rms: **Main Floor BR, Main Floor Master, Sun Room**

### Remarks & Directions

**Active opportunities await the owner of this large ranch with a full finished basement. The home is 4000 sq ft with 5 bedrooms and 3 baths. This property is located in a safe and quiet neighborhood. The exterior is brick and metal siding and there is a fenced in backyard, a shed and 2 car attached garage. Inside, there is a mid century style with a fireplace, hot tub, pool table and pub table and chairs, a storm shelter and considerable storage. Newer HVAC and other amenities. This is a must see. Call today!**

Directions: **Hwy 69 turn right on 12th St. continue West 6 blocks to Sunset Drive, follow Sunset Drive West to destination.**

### Room Information

Room Type	Dim	Level	Room Features	Room Type	Dim	Level	Room Features
<b>LIVING</b>		<b>First</b>	<b>All Carpet</b>	<b>DINING</b>		<b>First</b>	<b>All Carpet</b>
<b>KITCHEN</b>		<b>First</b>	<b>Ceramic Tiles</b>	<b>MSTRBED</b>		<b>First</b>	<b>All Carpet</b>
<b>MSTRBATH</b>		<b>First</b>	<b>Ceramic Tiles</b>	<b>BEDONE</b>		<b>First</b>	<b>All Carpet</b>
<b>BEDTWO</b>		<b>First</b>	<b>All Carpet</b>	<b>BATHONE</b>		<b>First</b>	<b>Ceramic Tiles</b>
<b>LAUNDRY</b>		<b>First</b>	<b>Wood Floor</b>	<b>FAMILY</b>		<b>Bsmt</b>	<b>Ceramic Tiles</b>
<b>GAME</b>		<b>Bsmt</b>	<b>Ceramic Tiles</b>	<b>BEDTHR</b>		<b>Bsmt</b>	<b>Ceramic Tiles</b>
<b>BEDFOU</b>		<b>Bsmt</b>	<b>Ceramic Tiles</b>	<b>BATHTWO</b>		<b>Bsmt</b>	<b>Ceramic Tiles</b>
<b>OFFICE</b>		<b>Bsmt</b>	<b>Ceramic Tiles</b>	<b>UTILITY</b>		<b>Bsmt</b>	<b>Ceramic Tiles</b>

### Additional Information

Exclude: **No** Age Rest: Other R: **Central Electric**  
 Bldg Conv: **No** Walls R: Sewer: **City/Public** Road Surf:  
 Ceiling R: Heating: **Forced Air Gas** Cooling: **City/Public** City Limits:  
 Water: **City/Public** Pool: Windows:  
 Patio: **Carpeted Floors, Ceramic Floor, Wood Floors**  
 Flooring: **All Window Cover, Ceiling Fan(s), Kitchen Island**  
 Interior: **Hot Tub/Spa, Storm Doors**  
 Exterior: **Cable - Available, High Speed Internet - Available**  
 Telecom:

### Financial Information

Will Sell: **Cash, Conventional, FHA, USDA Loan, VA Loan** HOA: **\$0**  
 Tax: **\$4,237** Spc Tax: **\$0** Total Tax: **\$4,237** Tax Comm: