



1920 Farm House
3 Bedroom, 2 Full & 2 Half Bath,
2,114 Square Feet

For Sale at

\$306,000

This home has been totally redone
and ready for its new owner!!



LISTING AGENT

Eric Vosburgh
913.484.7867
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First floor includes large family, living, dining, and sun rooms surrounding a beautiful galley kitchen. First floor also includes master suite complete with bath, closet, and laundry.



2 spacious bedrooms along with a newly installed full bath and half bath are found on the second floor.



Need additional space? This property includes a large 2 car garage and a detached structure for 2 more cars that includes fully a functioning workshop.

ADDITIONAL FEATURES:

- Updated electric with 200 Amp service
- Zoned HVAC
- Oak wood floors redone throughout
- New doors, fixtures, cabinets, plumbing, and windows along with fresh paint



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**7016 Glenwood
Overland Park, KS 66212**

MLS:	#2025517
Sale Price:	\$306,000
Beds:	3
Full Baths:	2
Half Baths:	2
Square Footage:	2,114 (per tax, not including basement)
Garage Spaces:	4
Schools:	Shawnee Mission (Santa Fe Trails Elementary – walking distance)

History – This house is one of the originals in the neighborhood built almost 100 years ago. In the older part of the house, original characteristics such as doors, hardware, oak floors, crown molding were kept and redone. The kitchen and the downstairs bedrooms were reconfigured recently to help with the flow of the house and create a master suite that includes first floor laundry with a closet system and a modern master bath.

Kitchen – A galley kitchen connects the front of the house with the back. Everything is new and updated including cabinetry, granite countertops, backsplash, hardware, electrical, plumbing, and appliances. 27 linear feet of granite counter tops allow for plenty of storage space and ample room for entertaining.

Bathrooms – Fixtures, vanities and tile in the baths are all new. Almost all the plumbing supply pipes and drains were replaced or recently added. A full bath was added upstairs to the third bedroom. There are half baths on both levels of the house along with the full master on the first floor.

Living Spaces – Plenty of living and entertaining space for everyone in this house. The front living room leads into the dining room both with beautiful crown moldings, lighting, and a stone fireplace. The 8'x33' sunroom seems to go forever and has windows throughout. The space can be used as study, playroom, eating area, TV room, or all the above. The family room on the back of the house with its own covered entry has plenty of space for relaxing.

Storage – Each of the bedrooms have ample closet space along with a spacious storage area in the attic. The open basement is dry, clean, repainted and ready to meet the needs of the new owner. With direct access to the garage, the basement can be used any number of ways.

Exterior – If you like sunlight, this house has over 40 energy efficient windows. The 6 entry doors are all new. Maintenance free siding does not require painting. Roof is in good condition.

Detached Structure - Space for 2 cars, a separate workshop, all new doors and windows, newly installed electric subpanel (40Amp), and gas line. Waiting to be used by a woodworker or someone that needs extra space for a hobby.

Room Dimensions:

<u>First Floor</u>		<u>Second Floor</u>		<u>Other</u>	
Living Room	17x12	2 nd Bed	14x15	Basement	27x23(unfinished)
Dining	12x12	3 rd Bed	14x13	2 Car Garage	23x23(attached)
Sun Room	33x8	Full Bath	6x8	2 Car Garage	20x17(detached)
Kitchen	14x8	Half Bath	4x5	Workshop	17x12(detached)
Family Room	14x18				
Master Bed	14x10				
Closet/Laundry	14x8				
Master Bath	8x6				
Half Bath	8x3				

Please contact the listing agent, Eric Vosburgh at 913.484.7867 with questions. Thank You!