

**Sale Name:** 11311 W Rolling Hills Dr, Wichita, KS 67212

**LOT - 11311 Rolling Hills, Wichita, KS 67212**



### Description

Online only auction, bidding closing April 4th at 3:00 PM.

Discover your charming new home near 119th and Maple! This home offers 2 bedrooms, 2 bathrooms, and an additional non conforming bedroom, all nestled on a city lot. There is a two car attached garage. Enjoy the warm ambiance of the wood-burning fireplace in the living area. The kitchen offers ample cabinet space. Downstairs, find a spacious basement with a large family room and convenient dry bar. Flexibility abounds with a non-conforming bedroom, ideal for guests or a home office. The exterior features a wood deck and privacy fenced yard. Embrace the joys of homeownership in this sought-after neighborhood - your perfect home awaits!

Roof permit was pulled in June 2020.

10% buyer premium will be added to the final bid and make up the final contract price. Property is selling in its "as-is" present 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 the title insurance and the closing fee. ALL taxes will be prorated to the day of closing. Bidding is not contingent upon financing. Closing to take place on or before 30 days from the auction closing date. Non-refundable earnest money deposit due at the conclusion of the auction in the amount of \$5,000.00

**Quantity:** 1



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