

Sale Name: 2316 N Lakeway Cir, Wichita, KS 67205

LOT 1 - 2316 N Lakeway Cir, Wichita, KS 67205



Description

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Online only auction, bidding closing November 21st at 3:00 PM.

Your opportunity to bid on this charming patio home in Maize School District! This spacious residence features 3 bedrooms and 3 bathrooms, with attached 2-car garage equipped with air ducts for both AC and heat comfort. The main level showcases elegant wood floors and fresh interior paint, along with two inviting bedrooms and a convenient laundry area. The basement features a family room complete with a gas fireplace, an additional bedroom, a full bath, and ample storage. Step outside to enjoy your private outdoor area on the patio. With HOA dues covering lawn mowing, fertilizing, and snow removal, you can spend more time enjoying life and less time on chores. Located close to New Market Square, the Zoo, and Sedgwick County Park, this home perfectly blends comfort and convenience in a serene neighborhood. Don't miss this chance to make it yours!

Disclosure: Per the covenants, home cannot be a rental.

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. The Seller reserves the right to accept any offer made prior to the auction's close, regardless of the current highest bid, only if the reserve price has not been met. In the event of an acceptable pre-auction offer, the auction will be immediately terminated and the highest bidder notified. Non-refundable earnest money deposit due at the conclusion of the auction in the amount of \$7,500.

Quantity: 1



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