

HOME FOR SALE

1951 Matt Down Lane, Dodge City, KS



Properties like this do not come on the open market often. Don't miss your opportunity to own this exquisite home.

This home, situated on a 4+/- acre lot, is surrounded by mature trees and is located directly across from Prime on the Nine Restaurant and Mariah Hills Golf Course. The home has 4 bedrooms, 3 full bathrooms, and a 2-car garage. Every detail of this home was meticulously planned out and executed to perfection. The living room and kitchen feature recessed lighting and an open floor plan. The kitchen has matching KitchenAid appliances and beautiful chandeliers hanging over the large kitchen island. Throughout the house, there are matching polished granite countertops, custom cabinets, and hardwood flooring. The bathrooms and laundry room have tiled floors. The primary bedroom has outside access and a large bathroom with his and her walk-in closets. The home includes three additional bedrooms that all have large reach-in closets.

This home boasts heated floors and a heated driveway and walkways. Stepping into the well-maintained fenced backyard you will find a large, covered patio, a built-in gas fireplace with matching built-in seating and a relaxing hot tub.

There is a large, detached garage or shop (50' x 30' with 16' walls) with an electric overhead door, a concrete floor, LED lighting and 110v outlets throughout. This building would be perfect for all your home projects and for the storage of a motorhome or boat.

TERMS: The Buyer and Seller will split the cost of title insurance and escrow 50/50.

TAXES: Taxes will be prorated to the date of closing. 2022 property taxes totaled \$7,392.46.

POSSESSION: At closing and upon full payment of purchase price

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| Year Built | 2019 |
| Roof | Clay Tile |
| Ext. Siding | Stucco |
| Foundation | Slab on grade (Concrete) |
| Living Area | 2,755 Sq. Ft. |
| Main Fl. Sq. Ft. | 2,755 Sq. Ft. |
| Lot Size | 4+/- acres |
| Living Room | 16 x 16 |
| Kitchen | 13 x 19 w/ Matching KitchenAid Appliances |
| Dining Room | 15 x 12 |
| Bedroom - Primary | 18 x 17 w/ Outside Access |
| Bedroom - 2nd | 15 x 12 |
| Bedroom - 3rd | 14.6 x 15 |
| Bedroom - 4th | 19 x 14 |
| Bathroom - Primary | Full w/ Jacuzzi bathtub & His & Her Walk-in Closets |
| Bathroom - 2nd | Full w/ Large Standup Shower |
| Bathroom - 3rd | Full w/ Large Standup Shower |
| Backyard | Gas Fireplace w/ Built-in Seating & Hot Tub |
| Utility Room | Main |
| Heating | Lennox Elite Series Furnace |
| A/C | Amana Air Conditioner |
| Garage - Attached | 2 Car w/ Heated Floor & Driveway |
| Garage - Detached | 50' x 30' with 16' Walls and Electric Overhead Door |
| Homeowner's Dues | N/A |



LISTING PRICE
\$750,000

SELLER: Kris & Sofia Ragan

For detailed photos, drone video and printable sale bill visit www.soldbyburkhart.com



For more information or private showing contact
Mike Burkhart, Broker
620-430-2000

