

Spacious Roeland Park Ranch



Huge Living Room



Eat-in Kitchen



Finished Lower Level



\$145,000

5446 Roe Boulevard, Roeland Park, KS 66205

2 BR • 2.5 BA • 2 Garage

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Lots of space in this great ranch with 2.5 baths and a huge finished basement. New carpet throughout. Kitchen has hardwoods, skylight, good counter space and tall cabinets. Inviting front porch. Master has private bath with double closets. Finished basement has fireplace, a third non-conforming bedroom, half bath and storage.

- Home faces 55th Street
- NEW carpet
- Large living room
- Fireplace in lower level
- 2.5 Baths
- Huge finished basement
- Private Master bath
- Hardwoods in Kitchen
- Eat-in kitchen w/skylight
- Formal dining room
- Storage
- 2 Car Garage
- Extra parking
- Mature trees



Steve Kornspan Assoc. Broker, ABR, GRI, SRES

phone 913.871.4148 • homespotrealty.com

Residential Customer Full Plus

5446 Roe Boulevard Roeland Park, Kansas 66205
MLS #: 1900238 Status: Active
Area: 310 - N=Wy Co Ln;S=75th;E=State Ln;W=Switzer

County: Johnson KS

L Price: \$145,000



Sub:	Roeland Park	Half Bth:	1
Type:	Single Family	Age:	51-75 Years
Bedrooms:	2	Full Bth:	2
Main SqFt:	1200	Tot SqFt:	
Lot Size:	130x70	SF Src:	
Acres:		Tax:	\$2,352
Elementary:	Roesland	FP:	Yes
Middle:	Hocker Grove	Bsmt:	Yes
Senior:	SM North	CA:	Yes
District:	Shawnee Mission	Grg:	Yes
Terms:		HOA:	\$
Legal:	Roeland Park Lot 25 Blk 25	Yr Built:	1950

General Information

Plan: Ranch
Construct: Frame, Lap
Garage: 2/Attached, Front Entry
Dining: Eat-In Kitchen, Formal Dining
Lot Desc: Corner Lot, Level, Treed
Fireplace: 1/Gas, Recreation Room
Oth Rms: Recreation Room

Style: Traditional
Roof: Composition
Basement: Finished, Inside Entrance, Stone/Rock
Lake:
Utility Rm: In The Basement, Laundry Room

Remarks & Directions

Home faces 55th Street with lots of space in this great ranch with 2.5 baths & a huge finished basement. New carpet throughout. Large living room with nice windows. Kitchen has hardwoods, skylight, good counter space and tall cabinets. Inviting front porch. Master has private bath with double closets. Finished basement has fireplace, a third non-conforming bedroom, half bath & a large storage area. Ample parking in driveway and 2 car garage in Roeland Park. Dir: 55th & Roe. Home Faces 55th Street. US-69 and I-35 North. Exit 232B for US 69N/18th Street Expressway toward Roe Avenue. Keep right to take the ramp toward Roe Ave/Roeland Park. Merge onto 18th St. Expressway which becomes Roe Blvd. Roe Blvd becomes Roe Ave. Home is on the corner of 55th & Roe and faces 55th St.

Room Information

Rm	Size	L	Features
REC		B	All Carpet, Fireplace
BTH	8X5	B	
DIN	12X10	1	All Carpet
MBR	13X11	1	All Carpet
BTF	8X5	1	

Rm	Size	L	Features
BR3		B	All Carpet
KIT	19X10	1	Hardwood
FAM	25X11	1	Carpet
BR2	11X9	1	All Carpet
MBT	9X4	1	All Carpet

Additional Information

Warranty:	Flood Pln: No	Exclude:	Ownrshp: Private
Ceiling R:	Walls R:	Other R:	Phone:
Heating: Forced Air Gas		Cooling: Central Electric	
Water: City/Public		Sewer: City/Public	
City Limits:		Streets:	
Interior: Partial Carpeting, Prt Window Cover, Skylight(s), Wood Floor			
Exterior: Fence- Metal, Patio, Porch			

Financial Information

Will Sell: Cash, Conventional, FHA, VA	HOA: \$0
Tax: \$1,987 Spc Tax: \$365	Tax Com:
Total Tax: \$2,352	