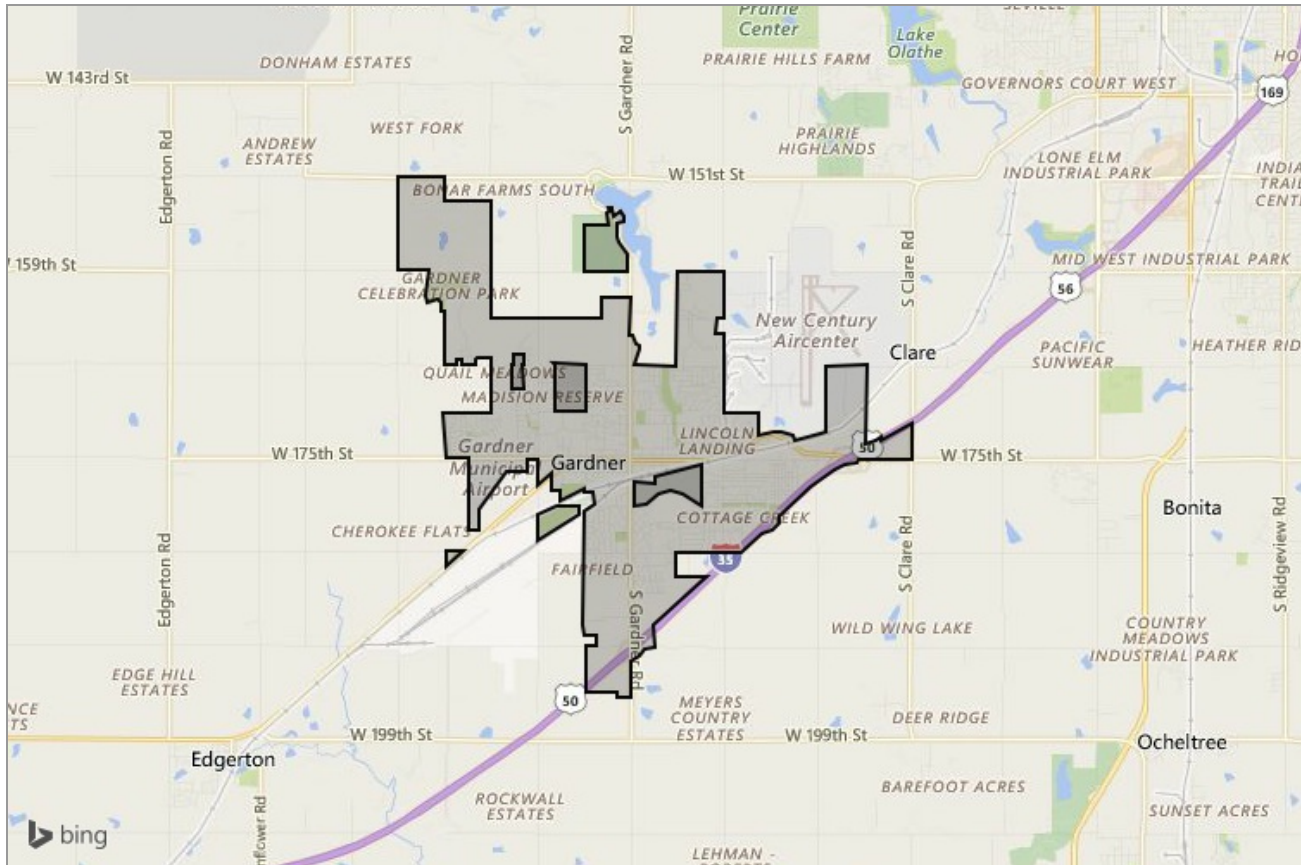




**ReeceNichols**  
REAL ESTATE

MARKET ACTIVITY REPORT

# Gardner, Kansas



Presented by

**Chris Dowell**

Kansas Real Estate License: SP00043224



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REAL ESTATE

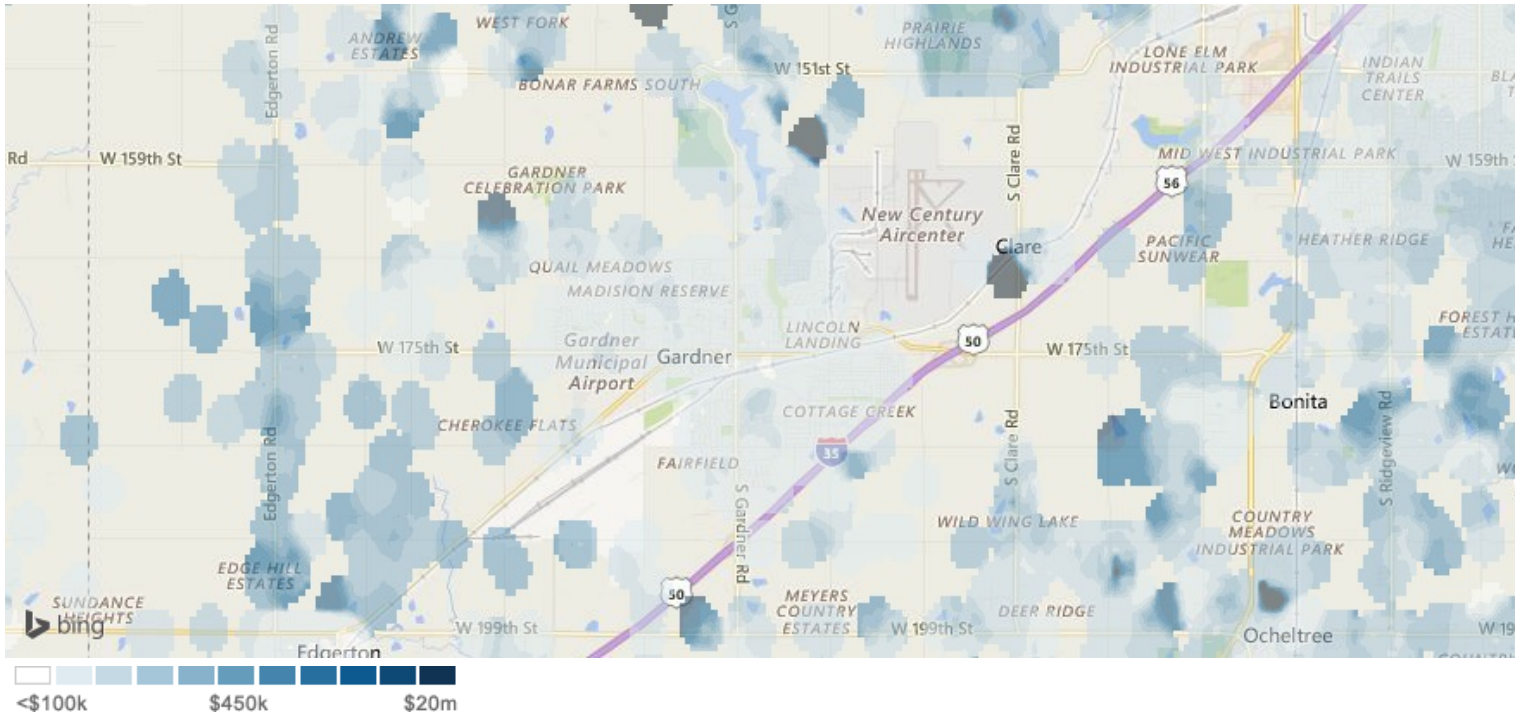
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ReeceNichols Real Estate  
2140 E. Santa Fe Street  
Olathe, KS 66062

# Gardner, Kansas

## Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

## Market Snapshot

Compared with Last Year: December 17, 2015 vs. December 17, 2016

Median Est. Home Value

**\$179K**

Up 6.7%

Median Est. Listing Price

**\$210K**

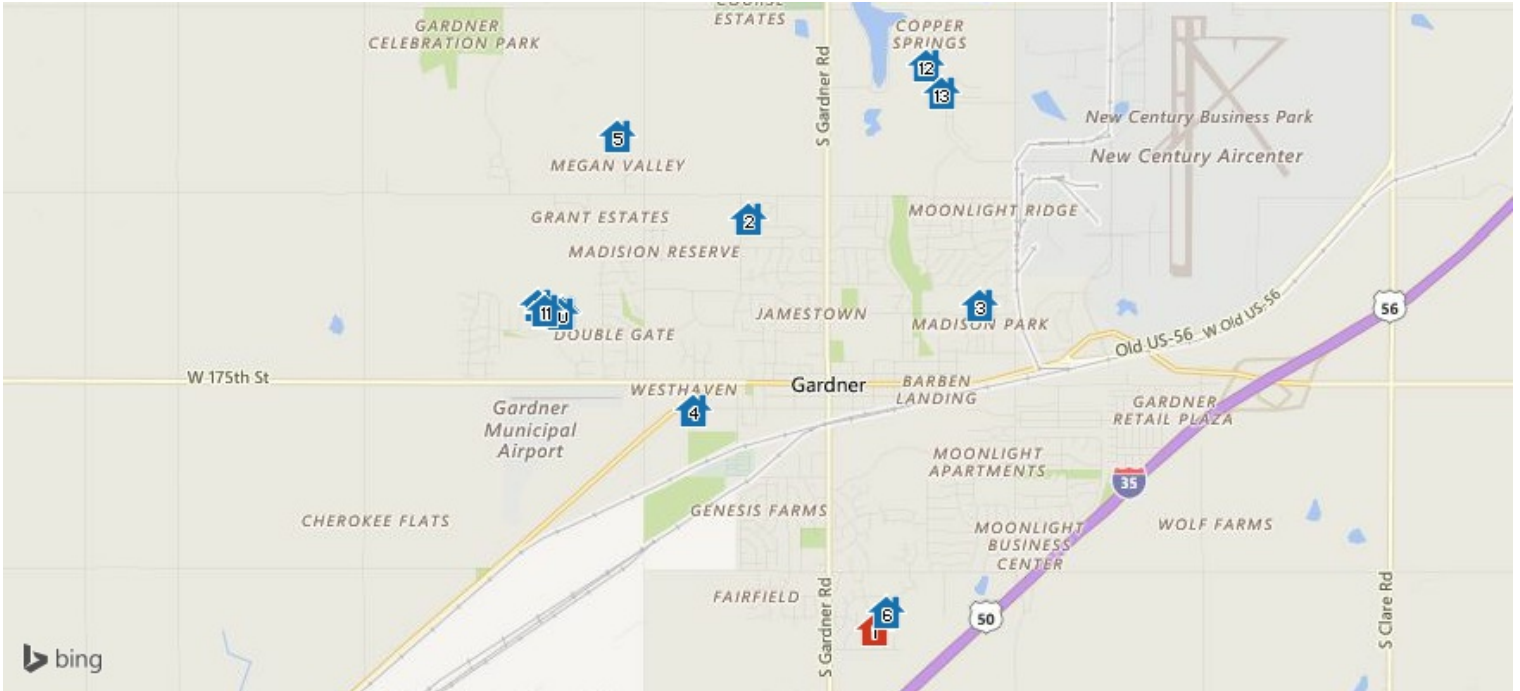
Up 16.7%

Median Days in RPR




**57**

Down -8.1%













Sales Volume











## New Listings: 13

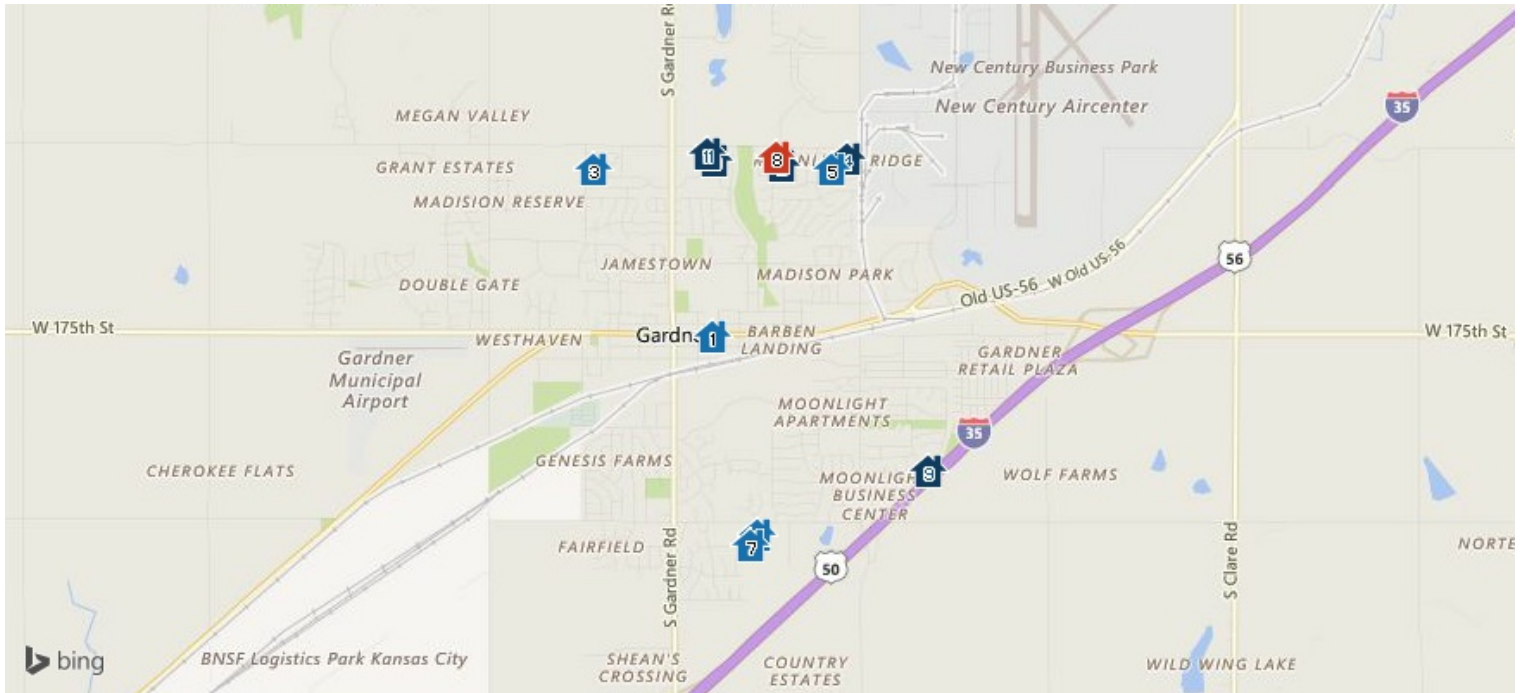
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 <p><b>1</b> FOR SALE • Foreclosure, Hud, New, Active: 12/14/2016 <i>MLS ID: 2023511</i></p> <p><b>29201 W 185th St</b></p> <p>Priced well at \$20,800.00 Under Johnson County Appraisal. Great floor plan, large master suite, walk out lower level, deck, 2 living area, plus sub basement for extra storage. HUD CASE#182-126162 Please call me or your Realtor to schedule an appointment to view this home. HUD Homes are sold as is. Ask agent for details and have them submit offer online. ** Wood Rot, Heating System, Plumbing repairs may be required. ** Water cannot be activated per HUD Field Service Manager ** Discoloration noted in sub basement. ** <i>Listing Courtesy of S Harvey Real Estate Services</i></p>	Single Family	3/3	1,852 sq ft	7,840	2001	12/14/2016	\$160,000	\$86
 <p><b>2</b> FOR SALE • Active: 11/28/2016 <i>MLS ID: 2021922</i></p> <p><b>450 Skylark Cir</b></p> <p>WONDERFUL HOME in a GREAT CUL-DE-SAC LOCATION! This VAULTED &amp; OPEN Atrium Split has 4 BEDROOMS, 3 LIVING SPACES &amp; Lots to get excited about! NEW outside PAINT, NEW ROOF, NEW FLOORS THROUGHOUT &amp; 3 Year old WATER HEATER! LARGE, WALK-OUT FAMILY ROOM with STONE FIREPLACE. PANTRY &amp; CEDAR CLOSET! CLOSE PROXIMITY TO Schools, Pool, Downtown, Library &amp; Park. FANTASTIC, SMALL TOWN LIVING but still close enough to ENJOY THE CITY! A Must See! <i>Listing Courtesy of Coldwell Banker Goodlife</i></p>	Single Family	4/3	1,710 sq ft	8,719	1997	11/28/2016	\$197,900	\$116
 <p><b>8</b> FOR SALE • New, Active: 12/9/2016 <i>MLS ID: 2023131</i></p> <p><b>414 N Sumac St</b></p> <p>GREAT PRIVATE CUL-DE-SAC LOT! 3 bedrooms, plus 3 full baths in this comfortable Split. Vaulted great room with see-through fireplace into hearth/kitchen, kitchen island, access to deck and big backyard. Hand scraped wood floors and newer carpet. Large finished daylight with wet bar. Plenty of room for media and gaming table. Storage shed stays. Great space at a great price. <i>Listing Courtesy of Bhg Kansas City Homes</i></p>	Single Family	3/3	1,442 sq ft	10,039	1995	12/9/2016	\$184,000	\$128

## New Listings: 13 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	 <b>FOR SALE</b>	<i>New, Active: 12/11/2016</i> <i>MLS ID: 2023371</i>						
<b>204 Bedford St</b>	Single Family	3/2	1,480 sq ft	7,405	1984	12/11/2016	\$145,000	\$98
<p>Great home for the price. Large corner lot with fenced backyard. Open plan with large, vaulted living room, brick fireplace, dining area and spacious kitchen. Finished family room in the lower level. 2 car garage. Vinyl siding, newer windows. Selling AS-Is and price is firm. Easy to show.</p> <p style="text-align: center;"><i>Listing Courtesy of Reecenichols O Connor Assoc</i></p>								
	 <b>FOR SALE</b>	<i>New, Active: 12/6/2016</i> <i>MLS ID: 2022803</i>						
<b>16450 Agnes St</b>	Single Family	4/4	2,300 sq ft	10,019	2016	12/6/2016	\$324,900	\$141
<p>This beautiful new home home has been built with attention to detail featuring a spacious kitchen with a large island and walk in pantry, large mudroom with built in benches, wide plank hardwood floors, a covered porch, a high efficiency HVAC system, etc. This house will be complete mid December.</p> <p style="text-align: center;"><i>Listing Courtesy of The Realty Dot Inc</i></p>								
	 <b>FOR SALE</b>	<i>Active: 11/25/2016</i> <i>MLS ID: 2021823</i>						
<b>18450 S Cherry St</b>	Single Family	3/3	2,030 sq ft	8,575	2004	11/25/2016	\$205,000	\$101
<p>Great home on cul-de-sac. Large fenced-in backyard and plenty of room to entertain in finished basement/family/rec room and spacious living room. Master suite with linen &amp; walk-in closets and dual vanities. Lots of cabinets in the eat-in kitchen. There is also room for formal dining area in living room if desired. 2-car garage with 1 extra deep bay for extra storage! New(er) basement finish and exterior paint + fresh interior paint throughout! House is VERY well-maintained and ready for you to move in!</p> <p style="text-align: center;"><i>Listing Courtesy of Crown Realty</i></p>								
	 <b>FOR SALE</b>	<i>Active: 11/21/2016</i> <i>MLS ID: 2021559</i>						
<b>17158 S Killcreek Rd</b>	Single Family	4/3	1,542 sq ft	10,018	–	11/21/2016	\$219,950	\$143
<p>Johnnie Adams Homes "Whitney" is an affordable and popular split entry plan in the Gardner-Edgerton School District. Minutes from local shopping, and quick I-35 access. 4BD/ 2 1/2 Bath, extra deep 2 car garage for all your storage needs. Why buy a resale home when you can own a brand new home with a full builder warranty? We have other floor plans and lots to build on. Hurry to pick your own selections. Ask about the \$500 down USDA program subject to lender approval. Pictures of similar model.</p> <p style="text-align: center;"><i>Listing Courtesy of Sallee Realty Inc</i></p>								
	 <b>FOR SALE</b>	<i>Active: 11/21/2016</i> <i>MLS ID: 2021561</i>						
<b>17169 S Killcreek Rd</b>	Single Family	4/3	1,542 sq ft	10,018	–	11/21/2016	\$219,950	\$143
<p>Johnnie Adams Homes "Whitney" is an affordable and popular split entry plan in the Gardner-Edgerton School District. Minutes from local shopping, and quick I-35 access. 4BD/ 3Bath, extra deep 2 car garage for all your storage needs. Why buy a resale home when you can own a brand new home with a full builder warranty? We have other floor plans and lots to build on. Hurry to pick your own selections. Ask about the \$500 down USDA program subject to lender approval. Pictures of similar model.</p> <p style="text-align: center;"><i>Listing Courtesy of Sallee Realty Inc</i></p>								
	 <b>FOR SALE</b>	<i>Active: 11/21/2016</i> <i>MLS ID: 2021563</i>						
<b>31812 W 172nd St</b>	Single Family	4/4	1,757 sq ft	8,276	2016	11/21/2016	\$239,950	\$137
<p>Johnnie Adams Homes "Ashland" is an affordable and popular plan in the Gardner-Edgerton School District. Minutes from local shopping, and quick I-35 access. 4BD/ 3 1/2 Bath, Large 3 car garage for all your storage needs. Why buy a resale home when you can own a brand new home with a full builder warranty? We have other floor plans and lots to build on. Hurry to pick your own selections. Ask about the \$500 down USDA program subject to lender approval. Pictures of similar model.</p> <p style="text-align: center;"><i>Listing Courtesy of Sallee Realty Inc</i></p>								

## New Listings: 13 (cont.)













	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.	
	 <b>FOR SALE</b>	<i>Active: 11/21/2016 MLS ID: 2021567</i>							
<b>31828 W 172nd St</b>	Single Family	4/3	2,150 sq ft	10,018	2016	11/21/2016	\$259,950	\$121	
<p>Johnnie Adams Homes "Greystone" is a popular and affordable 4 BD/3 BA reverse plan in the Gardner-Edgerton School District. Minutes from downtown, shopping, and quick I-35 access. Main level master, 3 car garage for all your storage needs. Why buy a resale home when you can own a brand-new home with a full builder warranty? We have other floor plans and lots to build on. Hurry to pick your own selections. Pictures of similar completed model.</p> <p style="text-align: right;"><i>Listing Courtesy of Sallee Realty Inc</i></p>									
	 <b>FOR SALE</b>	<i>Active: 11/21/2016 MLS ID: 2021569</i>							
<b>17163 S Killcreek Rd</b>	Single Family	4/3	2,150 sq ft	11,304	–	11/21/2016	\$259,950	\$121	
<p>Johnnie Adams Homes "Greystone" is a popular and affordable 4 BD/3 BA reverse plan in the Gardner-Edgerton School District. Minutes from downtown shopping, and quick I-35 access. Main level master, 3 car garage for all your storage needs. Why buy a resale home when you can own a brand-new home with a full builder warranty? We have other floor plans and lots to build on. Hurry to pick your own selections. Pictures of similar completed model. Ask about the \$500 move-in option.</p> <p style="text-align: right;"><i>Listing Courtesy of Sallee Realty Inc</i></p>									
	 <b>FOR SALE</b>	<i>Active: 11/17/2016 MLS ID: 2021069</i>							
<b>16204 S Canton St</b>	Single Family	4/3	–	–	–	11/17/2016	\$324,000	–	
<p>The Colleen - Reverse Floor Plan, now OPEN to great room from kitchen. Beautiful finishes throughout. Granite in the kitchen, large pantry and oversized island. Hardwood floors in Entry, Kitchen, Breakfast and Pass Hall. Tile in all bathrooms. Oil Rubbed Bronze Faucets throughout the house. Walkthru laundry room from master. Walk in tile shower in master bath, jetted tub, dual vanity and closet with 3 rows of storage. Pictures of Model prior to plan change in Kitchen/great room area. Taxes are estimated</p> <p style="text-align: right;"><i>Listing Courtesy of Reecenichols Olathe</i></p>									
	 <b>FOR SALE</b>	<i>Active: 11/17/2016 MLS ID: 2021086</i>							
<b>28604 W 162nd Pl</b>	Single Family	4/3	–	–	–	11/17/2016	\$284,000	–	
<p>The Ryan Plan by MFEI. Beautiful Kitchen with Granite Tops, Large Island with Breakfast Bar. Master bedroom includes a sitting nook. Master Bath with Walk-In Tile Shower, Oversized Vanities, Jetted Tub and Tile Floors. Don't Forget to Check Out the Over-sized 2.5-Car Garage. Select your colors if progress allows. Taxes are estimated. Pictures of a previous model.</p> <p style="text-align: right;"><i>Listing Courtesy of Reecenichols Olathe</i></p>									







## Price Changes: 11

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
<p>Active: 11/8/2016 MLS ID: 2019839</p>	Apartment Building	—/—	4,240 sq ft	11/8/2016	\$499,000	\$429,000	12/16/2016	-14.03%
<p>227 E Main St</p> <p>Immediate cash flow production on this fully occupied 9 unit apt building. Well maintained &amp; clean property in a desirable location will keep tenants in place and allow for a quick turnover when units do come up for lease. Management is in place and willing to continue managing this income producing property for new owner if desired. 10% Management Fee was used in determining expenses and CAP rate. All numbers are actual figures from current landlord and were not estimated. Documentation available upon request EMAIL FOR SHOWINGS AND INFO Property is being sold in its present condition; inspections are for buyer's knowledge only. All units are occupied. Do not disturb tenants. Listing agent will be present for all showings.</p> <p><i>Listing Courtesy of Canopy Road Real Estate Llc</i></p>								
<p>Pending: 11/29/2016 MLS ID: 2019915</p>	Single Family	4/3	2,110 sq ft	11/8/2016	\$249,000	\$244,000	11/21/2016	-2.01%
<p>Pending: 11/29/2016 MLS ID: 2019915</p>								
<p>Active: 11/28/2016 MLS ID: 2021922</p>	Single Family	4/3	1,710 sq ft	11/28/2016	\$199,900	\$197,900	12/14/2016	-1%
<p>Active: 11/28/2016 MLS ID: 2021922</p>								
<p>450 Skylark Cir</p> <p>WONDERFUL HOME in a GREAT CUL-DE-SAC LOCATION! This VAULTED &amp; OPEN Atrium Split has 4 BEDROOMS, 3 LIVING SPACES &amp; Lots to get excited about! NEW outside PAINT, NEW ROOF, NEW FLOORS THROUGHOUT &amp; 3 Year old WATER HEATER! LARGE, WALK-OUT FAMILY ROOM with STONE FIREPLACE. PANTRY &amp; CEDAR CLOSET! CLOSE PROXIMITY TO Schools, Pool, Downtown, Library &amp; Park. FANTASTIC, SMALL TOWN LIVING but still close enough to ENJOY THE CITY! A Must See!</p> <p><i>Listing Courtesy of Coldwell Banker Goodlife</i></p>								

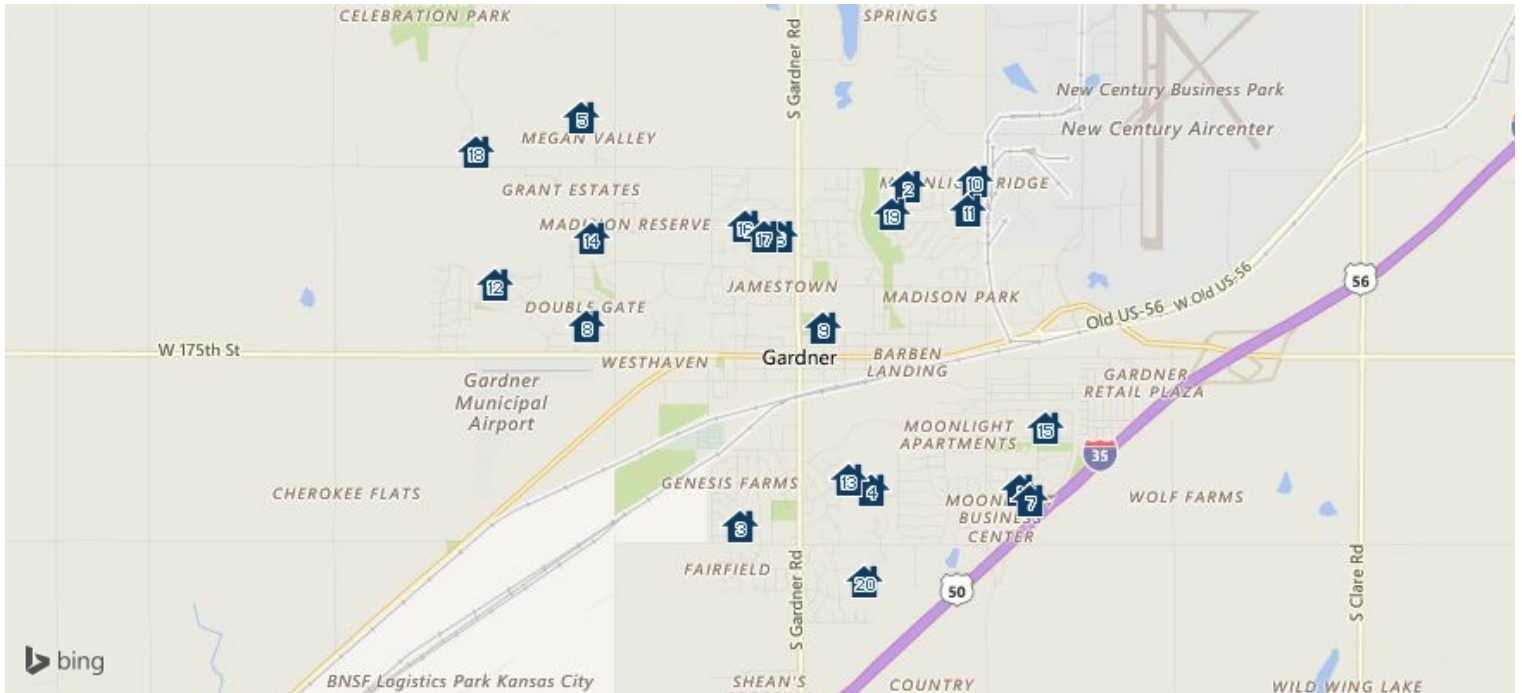
## Price Changes: 11 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
	 <b>PENDING</b>	<i>Pending: 12/11/2016</i> <b>MLS ID: 2019245</b>						
<b>850 E 167th Ct</b>	Townhouse	2/3	–	11/1/2016	\$104,950	\$107,950	11/29/2016	2.86%
Remodeled townhome with new kitchen cabinets, granite, appliances, etc. Updated half bath with Granite tops. New Roof. New Carpet, New Paint, New Exterior Paint. Pictures of previous model. <i>Listing Courtesy of Reecenichols Olathe</i>								
	 <b>FOR SALE</b>	<i>Active: 10/28/2016</i> <b>MLS ID: 2018201</b>						
<b>809 N Sumac St</b>	Single Family	4/3	2,173 sq ft	10/28/2016	\$209,000	\$204,000	12/9/2016	-2.39%
Reduced \$5000! WONDERFUL 2 story home located on cul-de-sac. Open Floor Plan for Living Room, Kitchen & Dining areas. Kitchen offers center isle, pantry & gorgeous cabinets. Spacious master suite with HIS & HER CLOSETS. Bedrooms 2 & 3 have Jack & Jill bath. Family Rm in finished lower level. Complete with Deck & Privacy Fence. Great location! You could have a 4th non-conforming bedroom in the basement! <i>Listing Courtesy of Keller Williams Realty Partner</i>								
	 <b>FOR SALE</b>	<i>Active: 10/13/2016</i> <b>MLS ID: 2016805</b>						
<b>18390 Canton St</b>	Single Family	4/3	2,125 sq ft	10/13/2016	\$290,000	\$289,000	11/28/2016	-0.34%
MOVE IN TO THIS BRAND NEW BEAUTY BEFORE THE END OF THE YEAR! Greystone Homes, LLC would love to introduce you to this AMAZING HOME W/UPDATES GALORE! 4 bedroom & 2 1/2 baths. 3 car garage! Kitchen w/granite counters, walk in pantry, & island ready for bar stool seating. Master bedroom W/private bathroom has over sized his & hers walk in closet, whirlpool tub, dual vanities, granite counters & walk in tile shower. Laundry upstairs. Basement has over 8ft ceilings, radon mitigation & is stubbed for bathroom. Large corner lot. <i>Listing Courtesy of New World Realty Llc</i>								
	 <b>FOR SALE</b>	<i>Active: 7/1/2016</i> <b>MLS ID: 2000234</b>						
<b>28749 W 184th St</b>	Single Family	4/3	2,033 sq ft	7/1/2016	\$243,000	\$260,000	12/4/2016	7%
The Maple - by Cedar Nile Homes. Enjoy beautiful views outback off the amazing covered deck w/ceiling fan. Brand new home in established neighborhood w/community pool. Base price includes granite counter tops, premium knotty alder cabinetry, large pantry & hardwood flooring in kitchen & breakfast room. Upgraded oil rubbed bronze fixtures & hardware. Great room w/hearth stone fireplace, elegant stair carpet, wrought iron spindles & wood end caps, & trim package with beautiful crown moldings. Finished daylight LL. Nice & bright w/tons of lighting! Large master bedroom w/spacious master closet. Master bath boast fully tiled walk in master shower, tiled flooring, marble topped double vanity, & jetted tub. There's even a 2nd living space in the daylight lower level along with the 4th bedroom & 3rd bathroom. <i>Listing Courtesy of Keller Williams Diamond Part</i>								
	 <b>FOR SALE</b>	<i>Foreclosure, REO / Bank Owned Property, Active: 10/24/2016, Fannie Mae HomePath</i> <b>MLS ID: 2017985</b>						
<b>567 E Bluebird St</b>	Single Family	4/3	1,986 sq ft	10/24/2016	\$267,500	\$249,900	11/28/2016	-6.58%
4 bed 3 bath 3 car ~ UPDATED MOVE-IN-READY! ~ ALL NEW~int/ext paint, carpet, granite counter tops, stove, dishwasher, microwave & more. Living room features vaulted ceiling + fireplace. Kitchen & eating area have refinished Hardwoods! Master Suite features cathedral ceiling, walk-in closet, separate tub & shower & double sink vanities. Finished lower level features a Family Room/Rec, Full bathroom & a bedroom (or could be an office or Hobby room). Also has a sub-basement for storage. Fannie Mae HomePath property Wow, Great location right across the street from the HOA pool!!! No Sellers Disclosure well worth a look and see! <i>Listing Courtesy of Keller Williams Realty Partner</i>								
	 <b>PENDING</b>	<i>Pending: 11/29/2016</i> <b>MLS ID: 2018840</b>						
<b>663 Woodson Ln</b>	Townhouse	3/2	1,317 sq ft	10/29/2016	\$113,900	\$109,900	11/18/2016	-3.51%
Great 3 bedroom townhouse. End unit with new carpet and paint. All appliances in kitchen stay with the home. Large Walk in closets. Daylight basement bedrooms. Master, family room and kitchen all on one level. Open floor plan is great for entertaining! Exterior of property is cared for by the HOA, which includes the roof. Ready to move into and close to highway access. <i>Listing Courtesy of Reecenichols West</i>								

## Price Changes: 11 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
	 <b>PENDING</b>	<i>Show For Backups: 11/30/2016 MLS ID: 2019882</i>						
<b>815 N Sycamore Ct</b>	Single Family	3/3	1,764 sq ft	11/8/2016	\$205,000	\$200,000	11/18/2016	-2.44%
<p>New Carpet, New Interior Paint, HVAC 2 years old, New Granite vanity in MBR bath, fenced yard. Atrium split with Formal Living Room and Family Room with additional storage in sub Basement.</p> <p><i>Listing Courtesy of Keller Williams Realty Partner</i></p>								
	 <b>PENDING</b>	<i>Show For Backups: 11/17/2016 MLS ID: 2020106</i>						
<b>842 N Sycamore Ct</b>	Single Family	3/2	1,638 sq ft	11/11/2016	\$205,000	\$200,000	11/17/2016	-2.44%
<p>Wonderful Atrium Split is located on a beautifully landscaped cul-de-sac lot. This home features 3 bedrooms 2 baths and has an open floor plan. The dining room features vaulted ceilings. Kitchen has an abundance of cabinets and counters. Breakfast area opens to the back deck allowing you to extend you living outdoors. Finished walk out lower lever has an impressive stone fireplace. Master suite boasts trayed ceiling, bay window, double vanities &amp; walk-in closet. Laundry room is located on the second level. Spacious deck, covered patio and fully fenced back yard is a great place to relax. Located in the Gardner Edgerton School District.</p> <p><i>Listing Courtesy of Keller Williams Realty Partner</i></p>								

















## Pending Listings: 20

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
<p><b>1</b> PENDING • Show For Backups: 12/16/2016 MLS ID: 2021140</p> <p><b>844 S Woodson Ct</b></p> <p>Move-in ready townhouse with upgrades &amp; beautiful new flooring. Tons of cabinets/counter top &amp; pantry, black appliances. Bedrooms are oversized &amp; each has their own walk in closet &amp; bathroom. Master bath &amp; closet are huge. Bedroom level laundry room. Cul-de-sac location in a great community. HOA covers exterior maintenance, lawn mowing, snow removal, &amp; walking trails. Close to amenities with quick highway access. This home has been well maintained &amp; pride of ownership is apparent. Nothing to do but move in!</p> <p><i>Listing Courtesy of Reecenichols West</i></p>	Townhouse	2/3	1,500 sq ft	1,333	11/17/2016	\$125,000	12/16/2016	\$83
<p><b>2</b> PENDING • Pending: 11/29/2016 MLS ID: 2019915</p> <p><b>603 E Meadowlark Pl</b></p> <p>Home for the Holidays!! Don't pass up this Genesis Creek Estates MOVE IN READY home nestled perfectly in the back of a cul-de-sac w/ no backyard neighbors! This 4 Bedroom 3 Bathroom 3 car garage California Split offers a the perfect Open concept living! FRESHLY painted interior, NEW carpet, UPDATED light fixtures, &amp; STAINLESS steel appliances, GRANITE counter tops! The SPACIOUS master bedroom &amp; suite is offers privacy on it's own floor! Finished WALK OUT basement rec area w/ bar offers the perfect hang out spot! Close to schools, Walking Trail, Park, and Neighborhood Pool! Unfinished sub basement offers ample storage!</p> <p><i>Listing Courtesy of Reecenichols O Connor Assoc</i></p>	Single Family	4/3	2,110 sq ft	15,637	11/8/2016	\$244,000	11/29/2016	\$116
<p><b>8</b> PENDING • Pending: 11/20/2016 MLS ID: 2021062</p> <p><b>817 S Meadowbrook St</b></p> <p>Beautiful California Split on corner lot. Open floorplan perfect for entertaining. Updated kitchen including quartz countertops, stainless appliances, and pantry. Deck off kitchen leads to patio that extends the length of the home and overlooks a large, fenced in yard. Theatre room in the basement including projector, screen, amplifier, and surround sound. Tons of bells and whistles on this one!!</p> <p><i>Listing Courtesy of Keller Williams Realty Partner</i></p>	Single Family	4/3	1,927 sq ft	10,396	11/17/2016	\$210,000	11/20/2016	\$109











## Pending Listings: 20 (cont.)

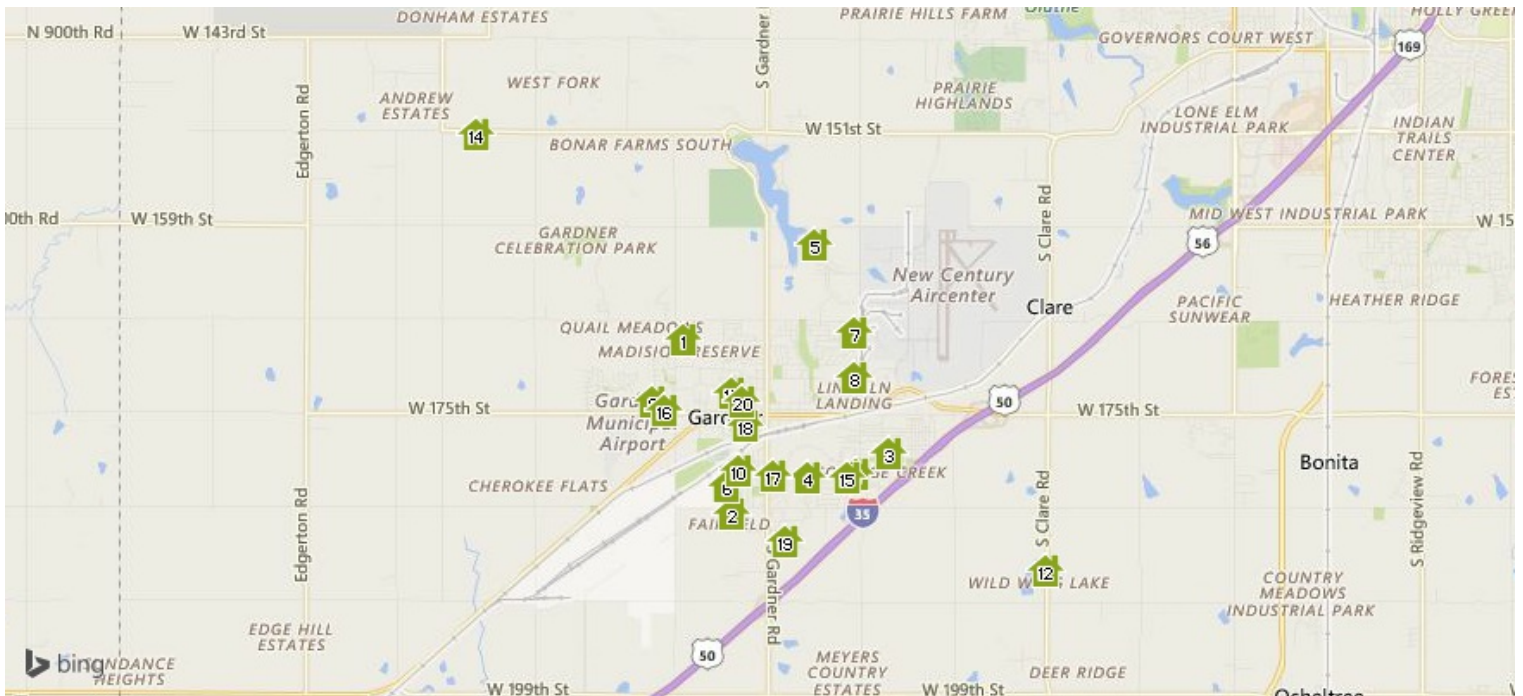
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.	
	PENDING Pending: 12/6/2016 MLS ID: 2022802	Single Family	4/2	1,560 sq ft	8,276	12/6/2016	\$225,000	12/6/2016	\$144
<p>Welcome the New Year with a NEW home! Only 1 1/2 years old. One level living; open floor plan with master separate from other bedrooms. Gorgeous hardwoods in kitchen w/ ss appliances, plenty of counter space and beautiful cabinets! Large family room w/ neutral colors throughout home. Four bdms offers plenty of space for a growing family! HUGE, open basement ready for your finishing touches. Located within walking dist to award winning new elementary and middle schools. Easy access to highways and shopping too!</p> <p><i>Listing Courtesy of Keller Williams Realty Partner</i></p>									
	PENDING Pending: 12/10/2016 MLS ID: 2023084	Single Family	5/3	-	9,583	12/8/2016	\$384,000	12/10/2016	-
<p>Listing Agent is Owner/Builder 8' foundation w/ floor trusses, Granite countertops throughout, walk in pantry, upgraded stainless appliance package, oil rubbed fixtures, 92% high efficiency furnace, tile in all wet areas, upgraded carpet throughout, sprinklers and fescue sod. taxes are approximated</p> <p><i>Listing Courtesy of Platinum Realty Llc</i></p>									
	PENDING Pending: 11/30/2016 MLS ID: 2021453	Single Family	3/3	-	6,711	11/21/2016	\$200,000	11/30/2016	-
<p>New Year New Home! Don't miss this GORGEOUS 2 Story Home! The WARM entry Welcomes you into the Grand GREAT Room w/ Soaring Ceilings, Cozy Fireplace, Opening up to Kitchen with an Open Concept Feel! Brand New Carpet throughout the house! Partially Finished Basement w/ Bar is the PERFECT Hang Out Spot, yet still Providing Ample Storage! Enjoy get togethers w/ Family &amp; Friends in the Backyard on the Patio w/ Pergola Perfect for Stringing Lights On! Walking distance to Schools. Just a short drive to Dining &amp; Shopping! DONT MISS THIS ONE!!!</p> <p><i>Listing Courtesy of Reecenichols O Connor Assoc</i></p>									
	PENDING Pending: 12/13/2016 MLS ID: 2022826	Townhouse	3/2	1,410 sq ft	1,567	12/5/2016	\$124,500	12/13/2016	\$88
<p>LOOKS AS GOOD AS NEW! Recent upgrades include new furnace and a/c. New carpet with new designer on stairways. New appliances, refrigerator, smooth top range, dishwasher, disposal - all new! Baths updated with new tile, faucets and hardware. 1 car garage. All this plus HOA takes care of roof, exterior maintenance, lawn and snow removal. Its ready for you to move right in!</p> <p><i>Listing Courtesy of Bhg Kansas City Homes</i></p>									
	PENDING Show For Backups: 12/13/2016 MLS ID: 2023215	Single Family	3/1	-	9,450	12/10/2016	\$155,000	12/13/2016	-
<p>New Year, New Home!!! Open Three Bedroom Home with Finished Walk-Out Basement PERFECTLY Located on a Quiet Cul-de-sac! Living Room with Vaulted Ceilings is Open to Kitchen and Dining Area, PERFECT for hosting Family Get Together's and Parties! SPACIOUS Master Bedroom! Newer Carpet &amp; BEAUTIFUL Hardwood Throughout the Home! Finished Basement Family Room Walks-Out to BIG Backyard Just Right for Summer BBQ's and Entertaining! Don't Wait!!! This One WILL NOT Last Long!!!</p> <p><i>Listing Courtesy of Reecenichols O Connor Assoc</i></p>									
	PENDING Contingent: 12/10/2016 MLS ID: 2023328	1/2 Duplex	3/3	1,941 sq ft	-	12/10/2016	\$209,900	12/10/2016	\$108
<p>Photo not available Sold before processed</p> <p><i>Listing Courtesy of Complete Realtors</i></p>									

## Pending Listings: 20 (cont.)




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.		
	PENDING <i>Pending: 12/11/2016</i> <b>MLS ID: 2019245</b>	850 E 167th Ct	Townhouse	2/3	-	2,245	11/1/2016	\$107,950	12/11/2016	-
Remodeled townhome with new kitchen cabinets, granite, appliances, etc. Updated half bath with Granite tops. New Roof. New Carpet, New Paint, New Exterior Paint. Pictures of previous model. <i>Listing Courtesy of Reecenichols Olathe</i>										
	PENDING <i>Show For Backups: 12/12/2016</i> <b>MLS ID: 2022814</b>	808 Parma Way	Single Family	3/2	1,259 sq ft	6,899	12/5/2016	\$144,000	12/12/2016	\$114
Amazing Wood Floor in this 3 Bedrooms, 2 Bath home. Great Room offers brick Fireplace for those cold winter evenings. Eat-In Kitchen is a great space to entertain family & friends. Updated paint and appliances. Lower Level Family Room makes for a great media space, 2nd Bathroom conveniently located in lower level. Brand new double concrete driveway with additional space to park extra cars or trailers. Oversized Deck & Fenced Yard. Sellers has done a great job in maintaining this home. <i>Listing Courtesy of Reecenichols O Connor Assoc</i>										
	PENDING <i>Show For Backups: 12/11/2016</i> <b>MLS ID: 2023093</b>	17163 S Dodge St	Single Family	4/3	1,278 sq ft	8,583	12/9/2016	\$224,000	12/11/2016	\$175
Entertaining begins here in this updated ranch/reverse home in the cul de sac. New hardwood tile flooring, new stainless steel appliances, updated master bath & hall bath. Enjoy time on your covered deck or in the media room watching your favorite movie. This home has tons of built-in's, closet space and a second kitchenette for your enjoyment. The large shed has electricity and tons of storage space. Hurry this one will not last! Sellers are offering a \$2000.00 carpet allowance for main level to be installed after closing. <i>Listing Courtesy of Keller Williams Realty Partner</i>										
	PENDING <i>Show For Backups: 12/10/2016</i> <b>MLS ID: 2023052</b>	660 S Mulberry St	Single Family	3/2	1,728 sq ft	9,895	12/7/2016	\$235,000	12/10/2016	\$136
This won't last! Full basement is stubbed, framed, wired with 4BR, walk-in closet, egress window, rec room, full bath-ready to finish! Also includes lot adjacent to property on separate tax appraisal. See through fireplace between great room and breakfast room. HUGE kitchen with granite island, knotty pine cabinets, opens up to great room. New paint inside. Located on dead end street too, room to roam. Crown molding and wrought iron spindles throughout...come look! Master BR on one side of home, separate from the 2 other bedrooms. <i>Listing Courtesy of Keller Williams Diamond Part</i>										
	PENDING <i>Pending: 12/9/2016</i> <b>MLS ID: 2023157</b>	17000 Agnes St	Single Family	3/2	1,752 sq ft	8,276	12/9/2016	\$230,000	12/9/2016	\$131
One Time Showing. Inputted into MLS for Comparable Information. <i>Listing Courtesy of Reecenichols O Connor Assoc</i>										
	PENDING <i>Pending: 12/9/2016</i> <b>MLS ID: 2022362</b>	1016 Pumpkin Ridge St	Single Family	3/3	1,320 sq ft	8,050	12/5/2016	\$189,950	12/9/2016	\$144
*Interior Pictures Coming Soon!!*~CHECK OUT THIS SINGLE OWNER, 3 BEDROOM, 2.5 BATH MUCH SOUGHT AFTER RANCH IN PUMPKIN RIDGE IV! The roof is only 3 years old and the basement is finished with a half bath added! You will not want to miss all of the extra rooms the GIANT basement has to offer, including a bonus playroom with a foam playmat floor! Enjoy lounging on the LARGE back deck in the fully fenced backyard-perfect for the kiddos and fur babies! Walking distance from Moonlight Elementary! Carpet Allowance. All room sizes are approximate. <i>Listing Courtesy of Bhg Kansas City Homes</i>										

## Pending Listings: 20 (cont.)






	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.	
	 PENDING <i>Show For Backups: 12/8/2016</i> MLS ID: 2011906	Single Family	4/3	2,409 sq ft	9,230	9/10/2016	\$199,990	12/8/2016	\$83
<p>BACK ON THE MARKET. Buyer couldn't close. Just Appraised at \$210,000. 4 bedrooms with lots of storage throughout the house, including sub-basement (could be made into finished room) Deck and concrete basketball court. New outside paint last year. Whole house water softener purifier system (with separate reverse osmosis system at Kitchen sink), Whole house air purifier system (helps with allergies) Brand new AC coils installed at beginning of the month. Newly remodeled master bathroom.</p> <p><i>Listing Courtesy of Bhg Kansas City Homes</i></p>									
	 PENDING <i>Pending: 11/20/2016</i> MLS ID: 2019998	Single Family	5/4	3,079 sq ft	12,632	11/10/2016	\$279,900	11/20/2016	\$91
<p>YOUR Home for the Holidays, Exceptional VALUE...*5 bedrooms, 3.5 Baths, 3 Car Garage, Finished WALK-OUT Lwr Lvl *2-story floor plan w/3000+sq.ft. finished *Great Rm &amp; Family Rm have Fireplc *Formal Dining w/Bay window*Kitchen Boast Island &amp; "yards" of Cabinets *Spacious Master w/Bonus Rm *HUGE fenced yard, 20x12 deck, storage shed, Oversized Garage *Recent Updates:Newer roof, thermal Windows, Master Bth, carpet, garage doors *LOCATION: Short Walk to all award winning Gardner Schools, Library, Aquatic center, etc. Truly a rare find in Gardner...a 2 story home with a Walk-Out Lower Level. Tax records show 3079 sq.ft. of finished living area. Price is \$279,900...\$90.91 per sq. ft.</p> <p><i>Listing Courtesy of Bhg Kansas City Homes</i></p>									
	 PENDING <i>Show For Backups: 12/8/2016</i> MLS ID: 2021815	Single Family	4/4	2,811 sq ft	8,335	11/25/2016	\$299,000	12/8/2016	\$106
<p>BETTER THAN A NEW HOME*BETTER THAN A MODEL HOME*BETTER PRICED THAN ANY OTHER COMPETITOR*Handsome curb appeal with stone accent*Open floor plan with vaulted ceiling in family room, panoramic view of the backyard, Brazilian plank hardwood flooring on main level*Delightful kitchen with island, designer counter tops, gorgeous back splash, stainless steel appliances &amp; HUGE walk-in pantry*Master bedroom with sitting room*Master bath with double vanities, granite counter tops,whirlpool &amp; walk-in closet Basement is professionally finished with a full bath with an option to have 5th bedroom * The Subdivision soon to have a pool* Near Celebration Park &amp; conveniently located near the Middle school* Come home!</p> <p><i>Listing Courtesy of Keller Williams Realty Partner</i></p>									
	 PENDING <i>Pending: 11/18/2016</i> MLS ID: 2019384	Single Family	4/4	2,722 sq ft	8,937	11/4/2016	\$275,500	11/18/2016	\$101
<p>Home for the Holidays in this BEAUTIFUL Genesis Creek Estates 2 Story home! A front porch worthy of drinking sweet tea on welcomes you as you enter the home. A formal dining room is perfectly situated right off the Kitchen where you will fall in love w/ the granite counter tops &amp; large island! The Great Room flows smoothly from the kitchen offering a spacious open feel! The NEW updated 1/2 bath has such a classy feel that will WOW your guests. Enjoy the treed backyard while relaxing on the large stone paved patio! The Master Bedroom has a glorious Master Bath Suite, double vanity w/ granite counters, HEATED floors, stereo speakers, &amp; walk in tile Shower! You will be BLOWN AWAY by the luxurious Custom closet, it's an organizers DREAM! The finished basement is the perfect hang out suited w/ a custom bar!</p> <p><i>Listing Courtesy of Reecenichols O Connor Assoc</i></p>									
	 PENDING <i>Show For Backups: 12/4/2016</i> MLS ID: 2022537	Single Family	4/4	2,080 sq ft	9,673	12/2/2016	\$249,900	12/4/2016	\$120
<p>Take a look at this 2 story home, with all the upgrades, gleaming hardwoods, custom cabinets, all appliances included, breakfast bar with pendant lights, bedroom level laundry, finished lower level, with a rec. room and an extra room, could be used as a den or an extra bedroom, also has third bathroom. Large Deck with pergola, fenced, cul-de-sac backs up to green-space.</p> <p><i>Listing Courtesy of Re/Max Connections</i></p>									








Recently Sold: 20

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 <p><b>1</b> <b>RECENTLY SOLD</b> - Sold Date: 12/9/2016, MLS Listing 1980673, 3/15/2016 <i>MLS ID: 1980673</i></p> <p><b>700 N Berry St</b></p> <p>Single Family    3/3    -    -    2016    12/9/2016    \$240,000    -</p> <p>Priebs Sydney plan. Modern style 2 story with front porch and built in boot bench in the mud room. White cabinets with beautiful island. Front flex room easily transfers to dining room. Granite counter tops in kitchen, microwave, flat surface range, large kitchen island. Hardwoods in entry, kitchen and 1/2 bath and iron spindles. Gas fireplace with great mantel in living room. Home is ready. <i>Courtesy of Receenichols West</i></p>								
 <p><b>2</b> <b>RECENTLY SOLD</b> - Sold Date: 12/8/2016, MLS Listing 2012377, 9/16/2016 <i>MLS ID: 2012377</i></p> <p><b>18354 Butternut St</b></p> <p>Single Family    3/3    1,596 sq ft    8,050    2003    12/8/2016    \$210,000    \$132</p> <p>Impeccably maintained home w open floor plan ~ perfect for entertaining or families. Just installed new carpet throughout in a 'pet free' home! Beautiful new front door &amp; side lights welcome your guests, followed by large family rm w fireplace &amp; wall of windows. Kitchen boasts faux finished cabinets, bar top peninsula &amp; all kit appliances stay! Mstr suite with his/her closets &amp; double vanity. 4th bedroom is non-conforming but could be a baby nursery or office. Large lot w sprinkler sys &amp; stamped patio is BBQ ready! Taxes, square footage and room measurements approximate. Home has fresh paint throughout! No HOA dues but \$350/year for pool membership. <i>Courtesy of Bhg Kansas City Homes</i></p>								
 <p><b>3</b> <b>RECENTLY SOLD</b> - Sold Date: 12/8/2016, MLS Listing 2016587, 10/14/2016 <i>MLS ID: 2016587</i></p> <p><b>1013 Pumpkin Ridge St</b></p> <p>Single Family    4/3    1,737 sq ft    8,072    2000    12/8/2016    \$200,000    \$115</p> <p>YOU WILL NOT WANT TO MISS THIS STYLISH &amp; MODERN 4 BEDROOM, 3 FULL BATHROOM, FRONT TO BACK SPLIT IN PUMPKIN RIDGE! Upgrades include GRANITE countertops, a GIANT extended island, new appliances &amp; sink in the kitchen &amp; fresh paint throughout the home including the ceiling. A NEW ROOF - summer of 2015 and the water heater was replaced in October of 2015! You will be drawn in by the beautiful landscaping and will want to check out the playhouse under the deck stairs off of the patio, it's a real plus for the kiddos! All windows coverings and curtains staying: except for curtains in master. <i>Courtesy of Bhg Kansas City Homes</i></p>								






## Recently Sold: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	Single Family	3/2	1,430 sq ft	8,754	2013	12/9/2016	\$215,000	\$150
<p><b>4</b> <b>RECENTLY SOLD</b> • Sold Date: 12/9/2016, MLS Listing 2011665, 9/8/2016 <i>MLS ID: 2011665</i></p> <p><b>480 E Pawnee St</b></p> <p>New Price for this Ranch Style Home with the advantage of being within walking distance to Grand Star Elementary &amp; Trail Ridge Middle School. Kitchen is open to Living Room &amp; Dining area. Master Bedroom &amp; Bathroom include dual vanities, shower &amp; large walk in closet. Covered back porch &amp; new privacy fence offer a great area to enjoy your family bar-be-que. New Stainless Steel Appliances all remain - yes the refrigerator too. Stone front provides great curb appeal. Lower level is waiting for your finishing touch.</p> <p><i>Courtesy of ReeceNichols O Connor Assoc</i></p>								
	Single Family	4/3	2,122 sq ft	13,068	2008	11/29/2016	\$271,000	\$128
<p><b>5</b> <b>RECENTLY SOLD</b> • Sold Date: 11/29/2016, MLS Listing 2015793, 10/7/2016 <i>MLS ID: 2015793</i></p> <p><b>28694 W 160th Ter</b></p> <p>This one has it all! Open entertaining area from kitchen to great room to deck or overflow into formal dining room! The laundry is right off the kitchen/pantry area. The deck spans the entire back of the house and overlooks the level yard that backs to the woods! The main floor features wide plank wood floors, iron stair spindles and awesome built-ins around the fireplace. Upstairs features 4 spacious carpeted bedrooms with the master having a wonderful sitting room attached. Notice the wireless controlled security system and thermostat. The unfinished basement has a daylight window and room to add more and is stubbed for a bath. All this plus a 3-car garage and a sprinkler system with landscape bed heads in the front yard!</p> <p><i>Courtesy of Crown Realty</i></p>								
	Single Family	4/2	1,670 sq ft	8,852	2004	12/8/2016	\$197,000	\$118
<p><b>6</b> <b>RECENTLY SOLD</b> • Sold Date: 12/8/2016, MLS Listing 2016940, 9/25/2016 <i>MLS ID: 2016940</i></p> <p><b>713 S Meadowbrook St</b></p> <p>FALL...IN LOVE WITH THIS BEAUTIFULLY MAINTAINED AND UPGRADED HOME! SO MUCH NEW: INTERIOR PAINT, ALL NEW CARPET, NEW LIGHT FIXTURES, WO BASEMENT FINISH JUST COMPLETED, NEW TILE, AND HOT WATER HEATER. LL PLUMBED FOR 3rd. BA. SO MANY UPGRADES: HRDW FL., GRANITE COUNTERS, PAINTED CABINETS, WOOD LAM. BA FLOORS. SO MANY POSSIBILITIES FOR THE LOWER L: 4TH BR WITH WALK IN CLOSET, OR ADDITIONAL FAMILY AREA. 28 FOOT GARAGE, UPGRADED TRIM WORK, TALL CEILING IN LL AND COFFERED CEILING IN MSTBR, TILT IN WINDOWS, XLRG. KIT. This is a new listing! ignore days on market. New Carpet was being installed, The Basement finish was being completed, the interior was getting painted and Tile and many new light fixtures were being installed. Move-in Ready Home with so many up grades and designer colors! Please Remove shoes!</p> <p><i>Courtesy of ReeceNichols South</i></p>								
	Townhouse	2/3	1,572 sq ft	2,136	1998	12/9/2016	\$106,200	\$68
<p><b>7</b> <b>RECENTLY SOLD</b> • Sold Date: 12/9/2016, MLS Listing 2019796, 11/5/2016 <i>MLS ID: 2019796</i></p> <p><b>860 E 167th Ct</b></p> <p>Sold before processed.</p> <p><i>Courtesy of ReeceNichols Olathe</i></p>								
	Single Family	4/3	1,670 sq ft	8,712	1994	12/8/2016	\$170,000	\$102
<p><b>8</b> <b>RECENTLY SOLD</b> • Sold Date: 12/8/2016, MLS Listing 2016634, 10/14/2016 <i>MLS ID: 2016634</i></p> <p><b>487 Birch St</b></p> <p>WELCOME HOME! Updated 4 bedroom, 2.5 bath home situated on fenced, treed and culdesac lot. Enjoy the spacious great room with cozy fireplace or relax in the bright all seasons sun room overlooking the back yard. Huge deck surrounds the above ground pool. Lots of new in this one owner home and shows a lot of pride: exterior siding and paint, wood floors in kitchen/dining and stairs, living room windows, furnace, hot water tank, garage and screen doors. Check out the extra shop room in the extended garage.</p> <p><i>Courtesy of Keller Williams Realty Partner</i></p>								

## Recently Sold: 20 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 <p><b>9</b> <b>RECENTLY SOLD</b> • Sold Date: 12/2/2016, MLS Listing 2017474, 10/20/2016 <b>MLS ID: 2017474</b></p> <p><b>17360 S Walter St</b>                      Single Family      3/2      –      8,299      1998      12/2/2016      \$161,350      –</p> <p>Wonder Move in ready front to back split offers a brand new roof, new gutters, new hot water tank, new carpet on Main level, freshly painted interior and deck recently stained. Hardwood floors in Kitchen, eat in area and main hallway leading to bedrooms. Rare sub basement finished with additional living square footage and laundry room. Den/study is located in the Walkout basement with a family room.</p> <p><i>Courtesy of Keller Williams Legacy Partner</i></p>								
 <p><b>10</b> <b>RECENTLY SOLD</b> • Sold Date: 12/6/2016, MLS Listing 2002734, 7/18/2016 <b>MLS ID: 2002734</b></p> <p><b>557 S Pine St</b>                              Single Family      4/3      1,986 sq ft      8,165      –      12/6/2016      \$245,000      \$123</p> <p>Incredible, New Split Entry Home in Genesis Farms! 4 Beds, 3 Baths, Oversized 3 Car Garage &amp; Deck, Light Bright &amp; Open! Gourmet Kitchen w/ Granite Tops on Counters &amp; Island, Stainless Steel Appliances, Pantry &amp; Spacious Great Room w/ Vaulted Ceilings, Dining/Great Room Combo. Large Master Bedroom w/ Vaulted Ceiling &amp; HUGE Walk-in Closet connected to Laundry Room. Master Bath w/ 2 Vanities, Tile Floors, Toilet Rm &amp; Walk-in, Tiled Shower. This is a Home w/ High-end finishes throughout! Finished Daylight Lower Level.. Family Room, 4th Bedroom &amp; 3/4 Bath. Mud Bench off of garage. Expanded Garage w/ Storage Rm. Come be a part of the newly re-opened Genesis Farms Subdivision in Gardner, Johnson County KS! Great Location! Close to City Parks, Award Wnning Gardner/Edgerton Schools, I-35 Hwy &amp; lots of other amenities</p> <p><i>Courtesy of Coyle Properties, Llc</i></p>								
 <p><b>11</b> <b>RECENTLY SOLD</b> • Sold Date: 12/1/2016, MLS Listing 2015806, 10/6/2016 <b>MLS ID: 2015806</b></p> <p><b>824 E Cheyenne St</b>                      Single Family      3/3      1,690 sq ft      13,564      2003      12/1/2016      \$198,000      \$117</p> <p>Move in ready. Spacious living with vaulted ceiling in living room and kitchen. Solid walnut floors on entire main floor. New exterior paint. New carpet in second floor and basement. High end stainless appliances in kitchen with loads of cabinets plus a separate pantry. Jetted tub in master bedroom. Hunter Douglas window treatments. New security system. Huge backyard that backs up to Moonlight Elementary school. Upgraded outdoor lighting and landscaping. 10x20 deck and 10x20 patio. Partially finished basement rec room and half bath.</p> <p><i>Courtesy of Clark Real Estate Services Llc</i></p>								
 <p><b>12</b> <b>RECENTLY SOLD</b> • Sold Date: 11/29/2016, MLS Listing 1997827, 6/17/2016 <b>MLS ID: 1997827</b></p> <p><b>24749 W 188th St</b>                      Single Family      4/4      5,740 sq ft      37,461      2000      11/29/2016      \$526,500      \$92</p> <p>Victorian elegance, stunning updates, amazing setting - a rare combination w/ terrific highway access! Granite cntrtps, stainless appls, hardwoods &amp; stamped copper ceiling in dining. Amazing master suite w/ fireplace, 2 walk-in closets, jacuzzi. 3 add'l non-conforming bedrms + 733 sf of attic space, 10x10 tower room on 4th! Finished LL - fam room, excrc room &amp; workshop! Gorgeous outdr living - heated inground pool, brick patio w/Pergola, Victorian fencing. 30x30 barn. Seller will accept contingent offer! Home is all electric. Propane tank serves fireplaces in greatroom, LL and master bedroom and the pool heater. See supplements for floorplan, and list of features.</p> <p><i>Courtesy of Reecenichols Leawood</i></p>								
 <p><b>13</b> <b>RECENTLY SOLD</b> • Sold Date: 12/2/2016, MLS Listing 2011735, 9/9/2016 <b>MLS ID: 2011735</b></p> <p><b>300 W Jefferson St</b>                      Single Family      3/2      1,274 sq ft      8,187      1992      12/2/2016      \$140,000      \$110</p> <p><b>HUGE PRICE REDUCTION!! BRING YOUR BUYERS BACK FOR A 2ND LOOK!!</b> Home is an Estate but has new paint &amp; flooring. Move-in ready Ranch w/ 3Br, 2 Ba, 2 car garage. Good sized master with walk in closet &amp; private bath. Secondary bedrooms are good sized too. Big country kitchen with new laminate floors. Laundry room in kitchen. Full Bsmt w/ 2 additional flex room areas. See Supplements for additional Bsmt docs. Perfect home in a great location for your Ranch buyers! Immediate possession is possible.</p> <p><i>Courtesy of Coldwell Banker Regan Realtors</i></p>								

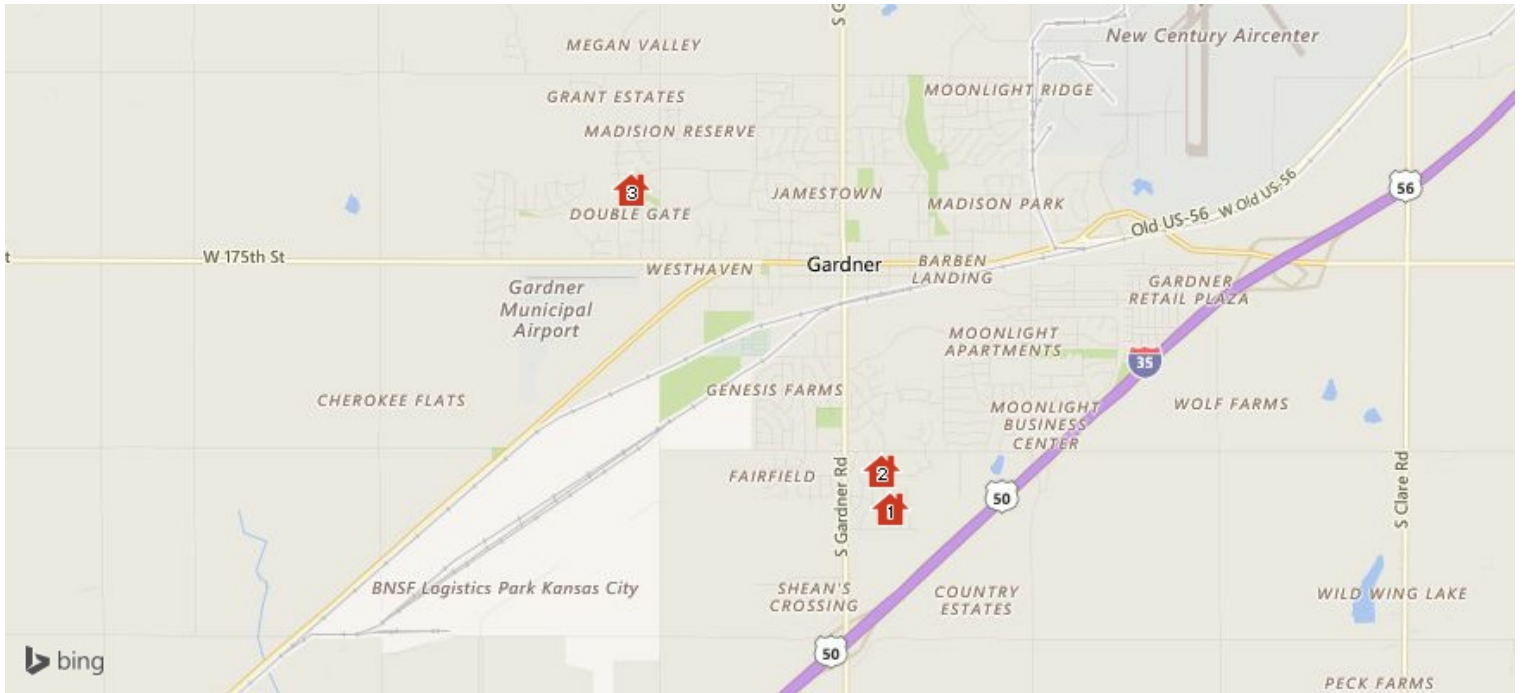
## Recently Sold: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 <p><b>14</b> <b>RECENTLY SOLD</b> • Sold Date: 11/28/2016, MLS Listing 2018516, 10/28/2016 <b>MLS ID: 2018516</b></p> <p><b>34505 W 151st St</b></p> <p>Single Family    3/1    1,688 sq ft    43,560    1925    11/28/2016    \$181,000    \$107</p> <p>EXTREME MAKEOVER- Remodeled 3BR 1 BA Raised Ranch on approx. 1 Acre. 4th nonconforming Bedroom in lower level. Home features refinished hardwoods, new HVAC, kitchen cabinets, granite counter tops, light/plumbing fixtures, S/S appliances, thermal windows, front porch, deck &amp; more. Breakfast bar, pantry &amp; under cabinet lighting highlight kitchen. 32 X 24 garage/outbuilding with electric/water. <b>MAKES CENTS!</b> Great curb appeal with the shaded lot and circle drive. Utility Room in basement stubbed for additional bath. Lots of storage or room for hobby area in unfinished basement This Home qualifies for 100% USDA financing.</p> <p><i>Courtesy of Crown Realty</i></p>								
 <p><b>15</b> <b>RECENTLY SOLD</b> • Sold Date: 11/30/2016, MLS Listing 2015543, 10/7/2016 <b>MLS ID: 2015543</b></p> <p><b>675 S Sumac St</b></p> <p>Single Family    3/3    1,888 sq ft    9,454    2004    11/30/2016    \$195,000    \$103</p> <p>Move-in ready with more space than you'd expect! Airy and spacious floor plan with vaulted ceilings and fireplace. Open kitchen and eating area. Tons of additional living space in the lower level including a large family room, office/den AND a full bath! There is also a great storage area AND a laundry in the lower level. Home features brand new carpet, new stainless steel appliances and an extra deep garage for storage space or workshop! Fully fenced yard with deck is perfect for outdoor entertaining! Master suite is also oversized and features a double vanity and a HUGE walk-in closet! Great location close to elementary school and new middle school. Minutes from groceries and highway access! Nothing to do but move in! Don't wait!</p> <p><i>Courtesy of Keller Williams Key Partners</i></p>								
 <p><b>16</b> <b>RECENTLY SOLD</b> • Sold Date: 11/21/2016, MLS Listing 2011855, 9/9/2016 <b>MLS ID: 2011855</b></p> <p><b>17470 S Agnes St</b></p> <p>Single Family    3/1    1,120 sq ft    8,072    1995    11/21/2016    \$150,000    \$134</p> <p>Fantastic move-in ready ranch just waiting for your finishing touches to make it home! New carpet &amp; paint throughout, Large kitchen with ample cabinets and eating area, newer roof, super clean basement with egress window already stubbed for future bath, great backyard with patio &amp; storage shed. This one won't last long!</p> <p><i>Courtesy of Reecenichols Overland Park</i></p>								
 <p><b>17</b> <b>RECENTLY SOLD</b> • Sold Date: 11/28/2016, MLS Listing 2018477, 10/28/2016 <b>MLS ID: 2018477</b></p> <p><b>571 S Juniper St</b></p> <p>Single Family    4/2    1,876 sq ft    9,838    2005    11/28/2016    \$225,000    \$120</p> <p>WELCOME HOME! 4 Bedroom, 2 bath RANCH home situated on a culdesac. Fenced in backyard with concrete patio. Beautiful hardwoods in the hearth room and kitchen. New carpet in the living room and stairway. 10 foot ceilings. Separate master and guest bedrooms. See through fireplace between the hearth room and living room. Master suite offers separate soaker tub, walk in shower, dual vanity sinks and walk in closet. 4th bedroom in basement. Huge basement waiting for you to finish. Washer/Dryer/Fridge/Pool table stays. We acknowledge that the interior walls need painted. This is your opportunity to pick your own paint color and have fresh paint upon moving in. Seller offering \$2000 painting allowance for acceptable offer and closed by Christmas 2016.</p> <p><i>Courtesy of Keller Williams Realty Partner</i></p>								
 <p><b>18</b> <b>RECENTLY SOLD</b> • Sold Date: 11/28/2016, MLS Listing 2013237, 9/19/2016 <b>MLS ID: 2013237</b></p> <p><b>214 W Warren St</b></p> <p>Single Family    4/4    2,708 sq ft    15,681    1952    11/28/2016    \$205,000    \$76</p> <p>WOW - what a find. Large rambling ranch with spacious room sizes. This home offers a formal living room, formal dining room, family room, kitchen and breakfast nook all on the main floor. Also on the main floor is a huge master bedroom suite and three additional bedrooms. The master bedroom with open floor plan opens to the fenced backyard with in-ground pool with surrounding patio and deck area. The lower level of the home is finished into another family room with fireplace and cedar closet. The kitchen offers an abundance of counter top area and cabinetry plus a breakfast bar. The kitchen overlooks the breakfast nook that is perfect for a quiet weekday meal. The kitchen opens to the main level family room with stone fireplace and ceiling with beams.</p> <p><i>Courtesy of Reecenichols O Connor Assoc</i></p>								









## Recently Sold: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 <p><b>18521 Spruce Ct</b></p> <p>Nice and spacious 2 story plan located in a cul-de-sac! New Granite Counters and Stainless stove just added! Large kitchen and dining areas open to the living room that overlooks the fenced backyard. New carpet and paint throughout the home. Lots of beautiful woodwork and built-ins. Tons of upgraded fixtures and hardware throughout.</p> <p><i>Courtesy of Platinum Realty Llc</i></p>	Single Family	4/3	2,164 sq ft	9,369	2002	11/28/2016	\$218,000	\$101
 <p><b>217 N Walnut St</b></p> <p>Beautifully remodeled Orange Door in Gardner. Great open kitchen with plenty of cabinets and countertop space with island. Eat-in kitchen with sliding door for easy exit to the backyard backing up to an open field. Updated bathroom with choice tiles and new plumbing fixtures. Newer windows and great color palette. Rebuild this and you'd be paying a lot more! HMS home warranty provided by seller.</p> <p><i>Courtesy of Char MacCallum Real Estate</i></p>	Single Family	3/1	1,260 sq ft	11,325	1956	11/22/2016	\$156,000	\$124



Distressed Activity: 3

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
 <b>FOR SALE</b> • Foreclosure, Hud, New, Active: 12/14/2016 <i>MLS ID: 2023511</i>	Single Family	3/3	1,852 sq ft	7,840	\$160,000	12/14/2016	12/14/2016	Foreclosure
 <b>29201 W 185th St</b>								
Priced well at \$20,800.00 Under Johnson County Appraisal. Great floor plan, large master suite, walk out lower level, deck, 2 living area, plus sub basement for extra storage. HUD CASE#182-126162 Please call me or your Realtor to schedule an appointment to view this home. HUD Homes are sold <i>as is</i> . Ask agent for details and have them submit offer online. ** Wood Rot, Heating System, Plumbing repairs may be required. ** Water cannot be activated per HUD Field Service Manager ** Discoloration noted in sub basement. ** <i>Listing Courtesy of S Harvey Real Estate Services</i>								
 <b>OFF MARKET</b> • Preforeclosure, Notice of Sale/NF updated with NOS Information <i>MLS ID: -</i>	Single Family	3/3	1,477 sq ft	8,419	-	-	11/30/2016	Preforeclosure
 <b>18325 Spruce St</b>								
Photo not available -								
 <b>OFF MARKET</b> • Preforeclosure, Notice of Sale/NF updated with NOS Information <i>MLS ID: -</i>	Single Family	4/3	1,137 sq ft	8,225	-	-	11/18/2016	Preforeclosure
 <b>31321 W 172nd St</b>								
Photo not available -								

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## Reece &amp; Nichols Insurance

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