

**2505 NE Angel Fish Place , Lee's Summit 64086**

L Price: **\$400,000**

MLS #: **1784659**

Status: **Model**

County: **Jackson**

Area: **204 - Lee's Summit Area**



Sub: **Paddock at Richardson Ran**

Type: **Single Family**

Half Bth: **1**

Bedrms: **4**

Full Bth: **3**

Age: **Under Constructi**

Main SF:

Tot SqFt: **3433**

Tax: **\$4,500**

Lot Size:

FP: **Y**

Acres:

Bsmt: **Y**

Elem: **Richardson**

CA: **Y**

Middle: **Campbell**

Grg: **Y**

Senior: **Lee's Summit North**

HOA: **500**

District: **Lee's Summit**

Yr Built: **2012**

Terms:

Legal: **7TH PLAT LOT 230**

**General Information**

Plan: **2 Stories**

Style: **Traditional**

Construct: **Stone Veneer, Stucco**

Roof: **Composition**

Garage: **3/Attached, Front Entry**

Basement: **Stubbed for Bath, Walk Out**

Dining: **Breakfast Room, Eat-In Kitchen, Formal Dining**

Lake:

Lot Desc: **City Lot**

Utility Rm: **Laundry Room, Second Level**

Fireplace: **3/Great Room, Hearth Room**

Oth Rms: **Breakfast Room, Great Room, Mud Room, Office**

**Remarks & Directions**

**Finished Model in the popular Morgan plan by Legacy Custom Homes. Home features Covered Deck with fireplace and TV, spacious rooms with open plan. Great room and Hearth Room with fireplace. Gourmet kitchen has brushed granite island with raised bar & walk-in pantry. Master suite features 5x5 walk in shower and 2 granite topped vanities.**

**Directions: 50 Hwy east to Todd-George Rd. exit. North to Langsford Rd. East to Bitter Creek Rd. North to Angelfish Place. East to Address.**

**Room Information**

<u>Rm</u>	<u>Size</u>	<u>Lv</u>	<u>Features</u>	<u>Rm</u>	<u>Size</u>	<u>Lv</u>	<u>Features</u>
Great Room	15X18	1	Carpet, Ceiling Fan, Fireplace	Hearth Room	18X18	1	Ceiling Fan, Fireplace, Hardwood
Breakfast Room	10X9	1	Hardwood	Kitchen	10X21	1	Hardwood, Kitchen Island, Pantry
Dining Room	11X10	1	Hardwood	Den/Study	11X14	1	All Carpet, Ceiling Fan
Master Bedroom	15X18	2	All Carpet, Cathedral/Vaulted Cei	Master Bathroom	11X17	2	Ceramic Tiles, Double Vanity, Se
Second Bedroom	13X12	2	All Carpet, Walk-In Closet	Bathroom Full		2	
Third Bedroom	12X11	2	All Carpet, Walk-In Closet	Fourth Bedroom	11X13	2	All Carpet, Walk-In Closet
2nd Full Bath		2		Bathroom Half		1	

**Additional Information**

Flood Pln: **No**

Exclude:

Ownrshp: **Private**

Phone:

Ceiling R: **38**

Walls R: **13**

Other R:

Heating: **Forced Air Gas, Heat Pump**

Cooling: **Central Electric**

Water: **Public/City**

Sewer: **Public/City**

Warranty: **Builder Warranty**

Interior: **Kitchen Island, Pantry, Partial Carpeting, Sump Pump, Walk-In Closet, Whirlpool Tub, Wood Floor**

Exterior: **Deck- Covered, Patio, Porch, Sprinkler-In Ground, Thermal Windows**

HOA Incl: **Pool, Other**

Amnties: **Other, Swimming Pool**

**Financial Information**

Will Sell: **Cash, Conventional**

HOA : **\$500/YR**

Tax: **\$4,500**

Spc Tax: **\$0**

Total Tax: **\$4,500**

Tax Com: **est**