

HOME FOR SALE

**3.1 acres right outside of Dodge City
11309 35th Avenue, Dodge City, KS**



This ranch style home features over 2200 sqft of living space. This all-brick home includes 4 bedrooms and 3 bathrooms and a fully finished basement all on 3.1 acres. Enjoy the privacy of this country home while still being close to the city. The custom features and details throughout this home are exquisite.

Main Floor

The main floor features an open concept kitchen and dining room. The large kitchen has lots of counterspace and enough storage to make this the perfect place to cook and entertain guests. The stone gas fireplace in the living room makes this home feel luxurious. The master bedroom offers a large walk-in closet, a master bath with a walk-in shower and vanity. The main floor also features a 2nd bedroom with ample closet space, an office with great natural light, full bathroom with a tub shower and tiled vanity, a spacious utility room that includes washer and dryer hookups, cabinets, and a built-in stowaway ironing board.

Basement

The fully finished basement includes two bedrooms with easy out access egress windows. Both bedrooms are very spacious and have large his & her reach in closets. A full bathroom with walk-in shower and vanity. Family room has a large stone wood fireplace and an easy out access egress window. This basement also features large shelter/storage room and an incredible custom bar and entertaining space, a spacious storage/craft room, water softener, and a Lennox furnace installed in 2017.

This home has an attached oversized 2-car garage with insulated overhead garage doors. The secluded concrete back patio is the perfect place to relax and enjoy the outdoors. The pool and jacuzzi are a great addition to this property and a fantastic place to entertain guests all year round.

Directions: 2 miles West of the racetrack on Hwy 56.



Taxes will be prorated. Buyer will take possession at closing, upon full payment of purchase price.

For photos and a printable sale bill, visit

www.soldbyburkhart.com

Mike Burkhart, Broker

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