

# HOME FOR SALE

## 2004 Circle Lake Dr., Dodge City



This is a two-story home with a full basement, attached 3 car garage, brick exterior, wood shake shingle roof, an underground sprinkler system and Renewal by Anderson windows installed in 2019. With crown molding, chair rails and decorative ceiling medallions this home feels classic and elegant. As you walk in you notice the polished cherry wood flooring that runs throughout the main level. In the spacious living room, you find a gas log fireplace with a marble and wood mantle. The formal dining room has ample lighting and is located next to the stunning entry way. The spacious kitchen has Corian countertops with a seamless sink, tile backsplash, custom cherry wood cabinets and under cabinet lighting. It also includes an eat-in bar and breakfast nook with access to the large Timber Tech back deck which overlooks the beautiful K Country Lake. The master bedroom has a luxurious ensuite, that includes a separate shower and jacuzzi tub, lots of storage and a large walk-in closet with a built-in ironing board.

Upstairs has the same polished cherry wood floors, 3 cozy bedrooms, a full bathroom with a double vanity, a hallway linen closet and a private library. The library has custom cherry wood built-in shelves and great lighting.

The walk out basement features a bonus room, full bathroom, a storage closet under the stairs, and a half bath. The new carpet was installed in 2018 and still looks pristine. The family room has a gas log fireplace with a large brick hearth, wood mantle and access to the covered patio. The recreational room has a built-in desk and a long banquette style bench with flip up storage. The hobby room includes custom cabinets, reach-in closet, and sink. This room could be used as a bar, craft room or a 2nd laundry room. The 3rd garage has a peg board wall, a storage room and opens to the back driveway.

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

**TAXES:** The 2023 property taxes totaled \$6,847.10 and will be paid by the Seller. The 2024 property taxes will be prorated to the date of closing.

**POSSESSION:** At closing and upon full payment of purchase price.

Year Built	1990
Roof	Wood Shake
Ext. Siding	Brick
Foundation	Full Basement
Upper Level	970 Sq. Ft.
Living Area	2,642 Sq. Ft.
Main Floor	1,672 Sq. Ft.
Basement	1,672 Sq. Ft.
Lot Size	10,803 SF
Living Room	M 17' x 15'6"
Kitchen	M 19' x 13'
Breakfast Nook	M 10' x 10'
Dining Room	M 13' x 11'
Bedroom - Primary	M 14' x 16'
Bedroom - 2 <sup>nd</sup>	U 12'6" x 11'
Bedroom - 3 <sup>rd</sup>	U 10' x 11'6"
Bedroom - 4 <sup>th</sup>	U 12' x 11'
Bathroom - Primary	M Full
Bathroom - 2 <sup>nd</sup>	M Half
Bathroom - 3 <sup>rd</sup>	U Full
Bathroom - 4 <sup>th</sup>	B Full
Bathroom - 5 <sup>th</sup>	B Half
Bonus Room	B 10' x 10'
Family Room	B 16' x 15'6"
Hobby Room	B 10' x 9'
Recreation Room	B 24' x 19'
Library	U 14' x 13'
Utility Room	M Next to Primary Bedroom
Heating	U Trane Furnace
Heating	B Trane Furnace new in 2022
A/C	Trane Air Conditioner Condenser x2
Water Softener	B Owned
Garage	Attached 3 Car including Basement
Homeowner's Dues	\$150.00 Annual

**LISTING PRICE**  
**\$665,000**

**SELLERS: John & Traci Wentling**

For a printable sale bill, more color photos and more information, visit  
[www.soldbyburkhart.com](http://www.soldbyburkhart.com)

For more information or private showing contact

**Ty Vilaysing, Realtor at 620-430-3633**  
**or Mike Burkhart, Broker**  
**at 620-430-2000**



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