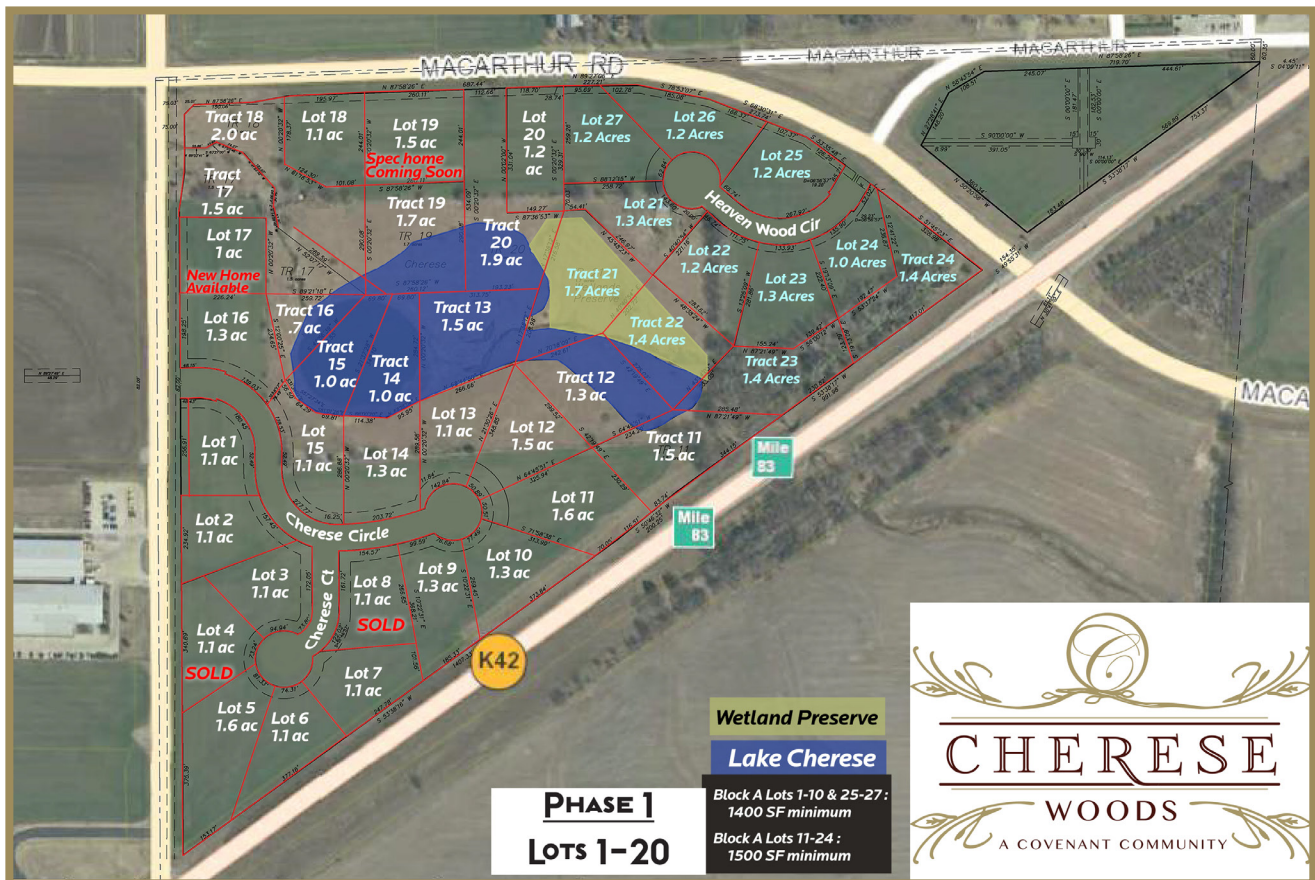


*The best option for a "Move up" community south of Kellogg so you can keep your kids in the Goddard High School feeder system as opposed to moving north of Kellogg and having to change to Eisenhower. Offering close-in 1.1-3.2 acre homesites, many with scenic lake ownership and open space between neighbors! Affordable cul-de-sac lots with room for outbuildings.*

*Popular Goddard & St. Peter the Apostle schools*



- Suburban location, yet close in with paved roads and city water
- A move up neighborhood for your new custom built home
- Low special taxes saves you thousands compared to city subdivisions
- Build Now- \$5,000 off in Preferred Builder Credits
- Build Later- Buy lot, build equity, start construction within 30 Months

FOR MORE INFORMATION:



Colin Busey  
Office: 316-529-3100  
Cell: 316-312-2156  
colinb@LangeRE.com

Lot	Lot Acres	Tract Acres	Total Acres	Price	Address
1	1.1 ac		1.1 ac	\$34,900	11975 Cherese Circle
2	1.1 ac		1.1 ac	\$49,900	11925 Cherese Circle
3	1.1 ac		1.1 ac	\$54,900	11875 Cherese Court
4	1.1 ac		1.1 ac	<b>SOLD</b>	11865 Cherese Court
5	1.6 ac		1.6 ac	\$49,900	11855 Cherese Court
6	1.1 ac		1.1 ac	\$42,900	11845 Cherese Court
7	1.1 ac		1.1 ac	\$42,900	11835 Cherese Court
8	1.1 ac		1.1 ac	<b>SOLD</b>	11825 Cherese Court
9	1.3 ac		1.3 ac	\$44,900	11795 Cherese Circle
10	1.3 ac		1.3 ac	\$49,900	11775 Cherese Circle
11	1.6 ac	1.5 ac	3.1 ac	\$94,900	11755 Cherese Circle
12	1.3 ac	1.5 ac	2.8 ac	\$99,900	11750 Cherese Circle
13	1.1 ac	1.5 ac	2.6 ac	\$94,900	11790 Cherese Circle
14	1.3 ac	1.0 ac	2.3 ac	\$99,900	11800 Cherese Circle
15	1.1 ac	1.0 ac	2.1 ac	\$99,900	11920 Cherese Circle
16	1.3 ac	.7 ac	2.0 ac	\$89,900	11970 Cherese Circle
17	1.0 ac	1.5 ac	2.5 ac	Spec Home	4120 S. 119th W.
18	1.1 ac	2.0 ac	3.1 ac	\$99,900	11925 W. MacArthur Rd
19	1.5 ac	1.7 ac	3.2 ac	Spec Home	11825 W. MacArthur Rd
20	1.2 ac	1.9 ac	3.1 ac	\$84,900	11725 W. MacArthur Rd (Includes wetland preserve)

## NEARBY AMENITIES AND EMPLOYERS

- Goddard schools
- St. Peter the Apostle school
- Dwight D. Eisenhower National Airport
- Textron and Aircraft Manufacturing
- West Wichita shopping and entertainment
- Tex Consolver and Auburn Hills Golf Courses
- Pretty Prairie Park and Sedgwick County Conservation
- Lake Afton and Public Observatory

### Minimum Standards:

- Lots 1-10: 1400 sf minimum, 3 car garage, 6/12 roof pitch, 50% brick or stone
- Lots 11-20: 1500 sf minimum, 3 car garage, 6/12 roof pitch, 50% brick or stone
- 30 year weather wood composition shingle
- Accessory buildings must compliment home
- Fencing and minimum landscape standards
- Architecture control and covenants for community continuity and aesthetics

### Underground utilities:

- City of Wichita water
- Alternative septic
- Westar Electric
- Natural gas

### Estimated Specials:

- Lots 1-16 \$20,812.50+ interest (Paved Roads)
- Lots 1-20 \$6,632.90+ interest (City Water)



Colin Busey  
Office: 316-529-3100  
Cell: 316-312-2156  
colinb@LangeRE.com

**Lange**  
REAL ESTATE