



9333 SW HAVERHILL RD

Well maintained and beautiful property that can continue as business or eventually a residential property! Continue business with this Award winning venue - great for weddings, corporate meetings, retreats, family gatherings and more.. OR Finish obligations with current contracts and turn into one of the best residential properties within minutes from Wichita

HOUSE - Main levels

- ☐ 2,726sf finished - Construction completed 2016 - Beautiful craftsman cottage!
- ☐ Main floor and 2nd story - 4 bedrooms (each bedroom with adjoining full bath)
- ☐ Eco friendly Jeld-Wen casement windows
- ☐ Custom front wood door with speakeasy window and large glass French doors off back porch
- ☐ Thick 1&1/8" subflooring on main floor and 2nd story
- ☐ Custom kitchen cabinets with butcher block island and stainless steel appliances
- ☐ 8' tall interior doors with large painted trim
- ☐ Recessed can lighting, tall ceilings with vaulted bedrooms
- ☐ Solid, thick and tall painted base boards and casing
- ☐ High efficiency HVAC system
- ☐ Energy savings! Spray foam insulation
- ☐ Hand scraped wood flooring

Basement

- ☐ Approximately 1875sf – foam insulated basement - finished drywall ready for trim, paint, flooring
- ☐ 2 bedrooms, 2 mechanical/storage rooms, safe room with steel door/additional storage
- ☐ 4 egress windows with brick caps and covered transparent privacy covers
- ☐ 9' tall walls!
- ☐ Water softener with inline water filter
- ☐ Floor has diamond pattern saw cut as option for stained concrete floor
- ☐ 19' long Theater room can also convert into bedroom
- ☐ Plumbing Roughed in for bathroom and wetbar
- ☐ Approx. 175sf safe room/storage room
- ☐ Large recreation room with recessed can lighting throughout basement

Exterior

- ☐ Large vaulted covered back porch, inviting and open front porch, stone masonry, architectural shake siding on all sides
- ☐ Can lighting with steep pitched roofs along with unique curved slopes in some areas & several gables surrounding this beautiful house
- ☐ Garage with possibility of converting storage above garage into living space (water/sewer has been roughed in)

BARN

- ☐ Barn is approximately 7,000sf climate controlled
- ☐ 2 separate high efficiency HVAC systems (11 ton units each)
- ☐ Behind cedar paneled walls and ceiling you will find airtight and energy efficient spray foam insulation and finished drywall for added fire protection
- ☐ Shingles replaced on house & barn last year

- ☐ Large round chandeliers and ornate lighting is found throughout barn areas
- ☐ Concrete patio and sidewalks cover both sides with small unassuming parking toward back and barely out of view for many angled photos
- ☐ Well-designed floorplan including 2 large bathrooms, prep kitchen, storage areas, long balconies, hayloft room and arched foyer
- ☐ HVAC, security cameras & lighting can be monitored/controlled with smartphone
- ☐ Back wall of barn has been equipped with header framed behind wall (approx. 20' height) to allow for future tall door(s) to be installed for large equipment to be moved inside if desired

CHAPEL & more...

- ☐ Open-Air Chapel is new to Kansas and custom designed featuring reclaimed antique stained glass windows and able to seat 300+ people under roof and many more off to sides on concrete, sides can also be closed in
- ☐ Property equipped with buried septic tanks/field
- ☐ 3 phase electric service to property
- ☐ Property is also well suited for hunting deer, turkey, etc.
- ☐ Income generated when hay is cut every year and can continue cutting with same farmer if wanting to do so
- ☐ Sod and sprinkler system on well water around house, barn and chapel (rural water is available)
- ☐ Velocity Internet-High speed Wi-Fi, security cameras, alarm system & climate control/HVAC accessible by phone
- ☐ Security cameras and alarm system
- ☐ Climate control/HVAC, some lighting, security cameras also accessible with smart phone
- ☐ Property is conveniently located on paved road and approximately 5 minutes from Augusta, 7 minutes from El Dorado, and 20 minutes from downtown Wichita
- ☐ Included: Large 24'x16' cedar mancave shed with vaulted ceiling, cottage-like garden shed with front porch, custom mortise and tenon built covered pergola, additional 2 storage sheds & antique 2 story metal silo erected on new concrete pad
- ☐ Included: 50 folding round tables (60"), 705 white folding resin chairs with padded seats, 4 folding rectangular (8') and 54 folding rectangle (6') tables