

# 6926

Walmer St.  
\$245,000

## A Rare Opportunity for Acreage in the Heart of the City! 1.63 Acres +/- and A Great Home!

This is a wonderful and rare opportunity for country living in the city. 1.63 acres +/- and it includes an orchard, outbuildings and much more. There is a two car detached garage, newer concrete drive and newer roof. This is a great chance to have lots of space in a convenient location! This home has been owned by the same family for generations. This could be fantastic with some TLC. Home being sold "as-is." Inspections welcome.



**PREMIER**  
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6926 Walmer Street , Overland Park 66204

L Price: \$245,000

MLS #: 1642569 Status: Active

County: Johnson KS

Area: 310 - N=Wy Co Ln;S=75th;E=State Ln;W=Switzer



Sub: Southmoor	Type: Single Family	CDOM: 16
Bed: 4 Full Bath: 2	Half Bath: 0	DOM: 16
Acr: 1.63 Mn SF:	Total SF:	ECD:
Lsz:	Yr Bilt: 1940	Age: 51-75 Years
Lgl: SOUTHMOOR N 1/2 LOT 43 OPC-10531A	Gar: Y	Brk ID: RMX 40
FP: Y RP: N CA: Y	Bsmt: Y	Agt ID: SMARTCH

**General Information**

Plan: 1.5 Stories	Style: Traditional
Construct: Shingle/Shake	Roof: Composition
Garage: 2/Detached, Front Entry	Basement: Stone
Dining: Eat-In Kitchen, Formal Dining	Lake:
Lot Desc: Acreage	Utility Rm: In The Basement
Elem:	Middle:
Senior:	District: Shawnee Mission
Fireplace: 1/Living Room	
Oth Rms: Office	

**Listing Office Information**

Show: Appointment Only, Combo Lockbox, Call Co-op	List Dt: 11/09/2009
Poss: Negotiable	Exp Dt: 0\$/0\$/0\$0
LO: RE/MAX Premier Realty	Ofc Ph: 913-652-0400
LA: Chris Smart	Agt Ph: 913-226-4672
LA2:	Agt Ph:
LA Cap Designated Agent	Co-op: 816 531 0123
Builder:	Pho:
Inet: All Bonus:	XD:
	CBO: Net Sale Price

**Remarks & Directions**

Wonderful opportunity for country living in the city. 1.63 acres +- includes orchard, outbuildings and much more. Two car detached garage, newer concrete drive and roof. This is a rare chance! Owned by the same family for generations. Home could be fantastic with some TLC. Home being sold "as-is." Inspections welcome.  
 Directions: Walmer is two blocks West of Lamar. Take 69th to Walmer, then South to property on West side.

**Room Information**

Rm	Size	Lv	Features	Rm	Size	Lv	Features
Living Room	19X13	1	Carpet, Fireplace	Dining Room	13X11	1	Carpet
Kitchen	11X9	1	Linoleum	Master Bedroom	13X12	1	Carpet, Ceiling Fan, Shades/Blinc
Second Bedroom	11X9	1	Carpet, Ceiling Fan, Shades/Blinc	Office	14X7	1	Carpet, Ceiling Fan
Third Bedroom	13X12	2		Fourth Bedroom		2	

**Additional Information**

Flood Pln: No	Exclude: As Is	Ownrshp: Private	Phone:
Ceiling R:	Walls R:	Other R:	
Heating: Forced Air Electric		Cooling: Central Electric	
Water: City/Public		Sewer: Septic	
Warranty:			
Interior: All Carpet, Fixer Up, Sump Pump			
Exterior: Barn(s)			
Equip: Dishwasher, Disposal, Rng/Oven- Gas, Refrigerator			

**Financial Information**

Will Sell: Cash, Conventional	HOA: \$0	Deposit: Assured Q Title
Tax: \$1,644 Spc Tax: \$149	Total Tax: \$1,793	Tax Com:

**Status Change Information**

Prev OLP:	Orig LP: \$275,000	Mod Dt: 11/23/2009	Entry Dt: 11/09/2009
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37

MT#1

30

35

46

51

62

86

29

3

45

52

61

185

186

180

167

166

84 306.08 85

306.08 69

306.07

30

306.07

306.08

STREET

306.08

306.0

306.07

28

37

6515 6507 6501

6912

6920

Proposed sewer 6926

38

43

Vacant (6926)

Vacant (6950)

6950

6949

7001

7000

7001

55

58

26

60

59

58

57

56

55

54

53

52

51

50

GLENWOOD

PARADISE

71ST STREET

RIGGS

WALMER

RUSSELL

CUDA

164

20

163

19

18

17

16

15

14

13

12

11

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MARKLEY STREET

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59 58 57 56 55 54 53 52 51 50 49 48 47 46 45 44 43 42 41 40 39 38 37 36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

