

**FOR SALE**



## Move in Ready!

So much to offer!

2316 W Elm Street , Olathe KS 66061



**Bedrooms:** 4  
**Full Baths:** 3  
**Half Baths:** 1  
**Parking:** 3 Cars  
**Floors:** 3

**Subdivision:** Prairie Farms  
**Year Built:** 2007  
**Lot Size:** 9296  
**Sqft:** 2861

### PROPERTY FEATURES:

- Central A/C
- High/Vaulted ceiling
- Tile floor
- Dining room
- Stove/Oven
- Laundry area - inside
- Central heat
- Walk-in closet
- Family room
- Breakfast nook
- Microwave
- Balcony, Deck, or Patio
- Fireplace
- Hardwood floor
- Bonus/Rec room
- Dishwasher
- Basement
- Yard



### OTHER FEATURES:

- Custom Built-ins Family Rm



### PROPERTY DESCRIPTION:

No need to wait for new build! Updated so move right in to enjoy fall on your deck with large .21 acre fenced yard. This wonderful 5 bedroom home, with 3 year old roof and gutters, has finished basement with rec area for all your entertaining fun, plus seller is offering a \$3000 allowance with an accepted offer for buyer to put towards granite/quartz after closing. Lower level was just finished 4 years ago and also boasts full bath, spacious TV viewing area, 5th bedroom option and storage room. Main level features refinished wood floors throughout, plus a beautiful fireplace complimented by custom shelving to each side, two dining spaces, and kitchen with abundant work space, pantry and view overlooking the spacious backyard. Bedroom level has laundry room, a walk in storage space, an oversized hall bath with new tile flooring, spacious primary suite with walk in closet and newly tiled primary bath. Neighborhood pool is walking distance, with play area an trails nearby to enjoy. Location is close to Olathe West, Olathe Lake, as well as shopping and dining. You'll feel like you are home the moment you step inside!



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