

HUNTERS LEIGH SUMMARY

SIZE: 5280 sq. ft. total (about 3800 sq. ft. of living space, about 1400 sq. ft. unfinished basement with 9 foot ceilings, and an oversized garage) on 16 acres (more or less) plus 8-stall stable.

LOCATION: 4109 East North Street, Salina, Kansas 67401

HOME: This well built immaculate custom 1980 home is English Tudor in style. The designer/owner of this spectacular home spared no expense in the design and construction of this fine property. Authentic architectural goodies appear throughout the home, stable, and grounds.

Two English setter sculptures greet visitors as they alight from their vehicles and make their way to the grand entry of the home. In the large foyer a dramatic oak staircase leads to the second floor. On the left is the impressive two story formal living room that has a wood burning fireplace with a hand carved oak mantle. A spiral staircase leads up to a library loft which overlooks the livingroom and overlooks the barn and the hay meadow to the west. On the right is the formal dining room; a huge bay window seems to bring the outdoors in.

The well appointed gourmet kitchen features:

39 feet of custom red oak cabinetry

Oak plank flooring

Recessed lighting carefully planned to be where you need it

A cooking island with a 3 surface Jennaire cook top

Microwave and wall oven combination

Trash compactor, pantry, and a convenient oak desk.

(All appliances are about a year old or newer at this writing.)

Flowing from the kitchen area is the eating area and just beyond that is the warm and comfy family room with fireplace--all together creating an inviting great room effect. Throughout the home are vaulted ceilings, skylights, and beamed ceilings.

Just off the eating area is an enclosed gazebo, i.e. sunroom. All windows, it is flooded with light. The view from this room is the hay field/horse pastures and the river beyond. The floor is cut limestone in an octagon radiating pattern.

There are 4 bedrooms including the master suite with beamed ceilings and French doors to balcony overlooking the meadow and river, and a luxurious 5-piece bathroom with jetted tub, vaulted ceiling, and skylight.

Two other bedrooms are suites with private baths, one of which also has a balcony overlooking the meadow.

The fourth bedroom has a bay window and a window seat overlooking 80 acres of wheat fields--always exhibiting the dramatic change of seasons.

The garage is an oversized heated 2-car with a wash station for cars, horses and dogs.

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BARN/HORSE FACILITIES: This is a FABULOUS horse property. Your 4-legged friends will think that they have died and gone to heaven in this stone stable modeled after those built in England in the 1700's. It is built to stand the test of time and the elements. There are 8 state-of-the-art stalls, a grooming room (the floor is wooden planks from an old bridge), tack room, and feed room. It is post and beam construction (made of native oak timbers), mortise and tendon joints.

Corrals and the round pen are shaded by huge trees; the pasture is planted in brome grass for the horses. The owners harvest the hay in June and the hayfield is used for horse pasture year round. Many of the fence/corral posts are made from ancient limestone (Kansas postrock) and are complete with visible fossils embedded within them.

WATER/SEWER: Rural co-op water system/private septic and leach field.

AIR ACCESS: For private planes and jets, Salina, Kansas. Commuter planes leave from Salina daily. For additional commercial and international flights, Wichita or Kansas City, Kansas.

ACCESS: 3/10 mile of all weather road. Paved to this point.

TAXES/ZONING: 2002 taxes paid in 2003 to Saline County were \$6,251.78 (includes bed and breakfast); zoning is agriculture.

PRICE/TERMS: Asking \$550,000 cash or terms acceptable to Sellers.

TOPOGRAPHY: This premium horse property is level lush bottom ground with the home on raised embankment above the hay field and river. Tall trees along the river and around the home and stable aesthetically frame the property.

FEATURES: Located just south of I-70 and east of I-35, this scenic property offers tranquility, privacy, beauty, and...if you want, an income. The bed and breakfast business offers an income with very little effort or marketing.

This property is designed for gracious easy living and delightful entertaining. You really need to see it!

For an appointment to see this fine property,

Call: 303.741.1900 or 1.888.515.4600 (toll free)

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