Tudor Charm



















- *There is so much to Tell about this Home! Popular 4 Bedroom, 3 31/2 Bath Two-Story Floor Plan*
- *Incredible Curb Appeal with Mature Trees and Landscaping with Fantastic Porch Across the Entire Front of Home*
- *Grand Entry with Gleaming Hardwood Floors, French Doors to Den/Office on Main Level with Floor to Ceiling Library Paneling Gives this First Impression a "Rich" feel*
- *Formal Dining Just off Entrance*
- *Entry Walks back to HUGE Oversized and Bright Great Room with Gleaming Hardwoods, Fireplace and Walks Out to Great View from the Partially Covered Deck that Runs Along Entire Back of Home*
- *Don't Let this Master Suite fool you...there are more Extras that Will Surprise You. The Master Bath has 2 Separate Vanities with Built-in Make-up Drawer. Separate Shower and Incredible Jacuzzi Feels like you are at a Resort. PLUS...Your Own Private Sauna! Now you ARE at a Resort Every Day!*
- *Incredible Extra Craft/Hobby Room*
- *This Home includes a One Year Home Warranty that covers Heating/Cooling, Electrical and Appliances for the First Year of Home Ownership*

3609 S Marshall Rd, Independence, MO
Seller's Favorite Features

Home

- Blue Springs School District is Top Rated for State of Missouri
- Upstairs Bathroom Tile Floors are Heated Floors
- Marble Tile Floor in Upstairs Hallway
- All Rooms are Very Spacious
- Attractive Wood Panels and Boxed Ceiling in Den
- Open Floor Plan
- Walk-Out Basement
- Friendly Neighborhood
- Less than Mile from Variety of Shopping and Theaters

Community

- Easy Access to I-70 and 40 Hwy
- AMC 20 Theaters Only a Few Minutes Away
- Independence Shopping Center Very Close By
- Independence Shopping Commons all within 1 Mile
- Brand New Center Pointe Hospital within Minutes
- Brand New Independence Events Center
- Walking Distance to Target, JC Penny, Dicks Sporting Goods, JoAnn's, QT and Wal-Mart
- Milton Estates Homeowners Association Dues are ONLY $50/year
- All Homes Well Cared For and Neighbors are Friendly & Helpful

3609 S Marshall Rd, Independence, MO
Updates/Upgrades

Interior

- See attatched..

Exterior

- See attached

19045 E Valley View Pkwy
Suite H
Independence, MO 64055

Phone:816-224-KORN
Fax: 816-268-3839
Email:
brad@kornteam.com

Finance Options

Address: 3609 S Marshall Rd, Independence, MO

5% Down Payment	
Purchase Amount $	$300,000
Down Payment $	$15,000
Annual Interest Rate	5.5
Number of Years	30
Total Number of Payments	360
Monthly Payment	$1,611

10% Down Payment	
Purchase Amount $	$300,000
Down Payment $	$30,000
Annual Interest Rate	5.5
Number of Years	30
Total Number of Payments	360
Monthly Payment	$1,526

20% Down Payment	
Purchase Amount $	$300,000
Down Payment $	$60,000
Annual Interest Rate	5.5
Number of Years	30
Total Number of Payments	360
Monthly Payment	$1,356



The KornTeam

Monthly Principal & Interest	See Below
Monthly Real Estate Taxes	$234
Estimated Monthly Hazard Insurance	$40
TOTAL: Add to Principle & Interest Payment	$274

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Suite H
Independence, MO 64055

Phone:816-224-KORN
Fax: 816-268-3839
Email:
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Utility Record

Address: 3609 S Marshall Rd, Independence, MO

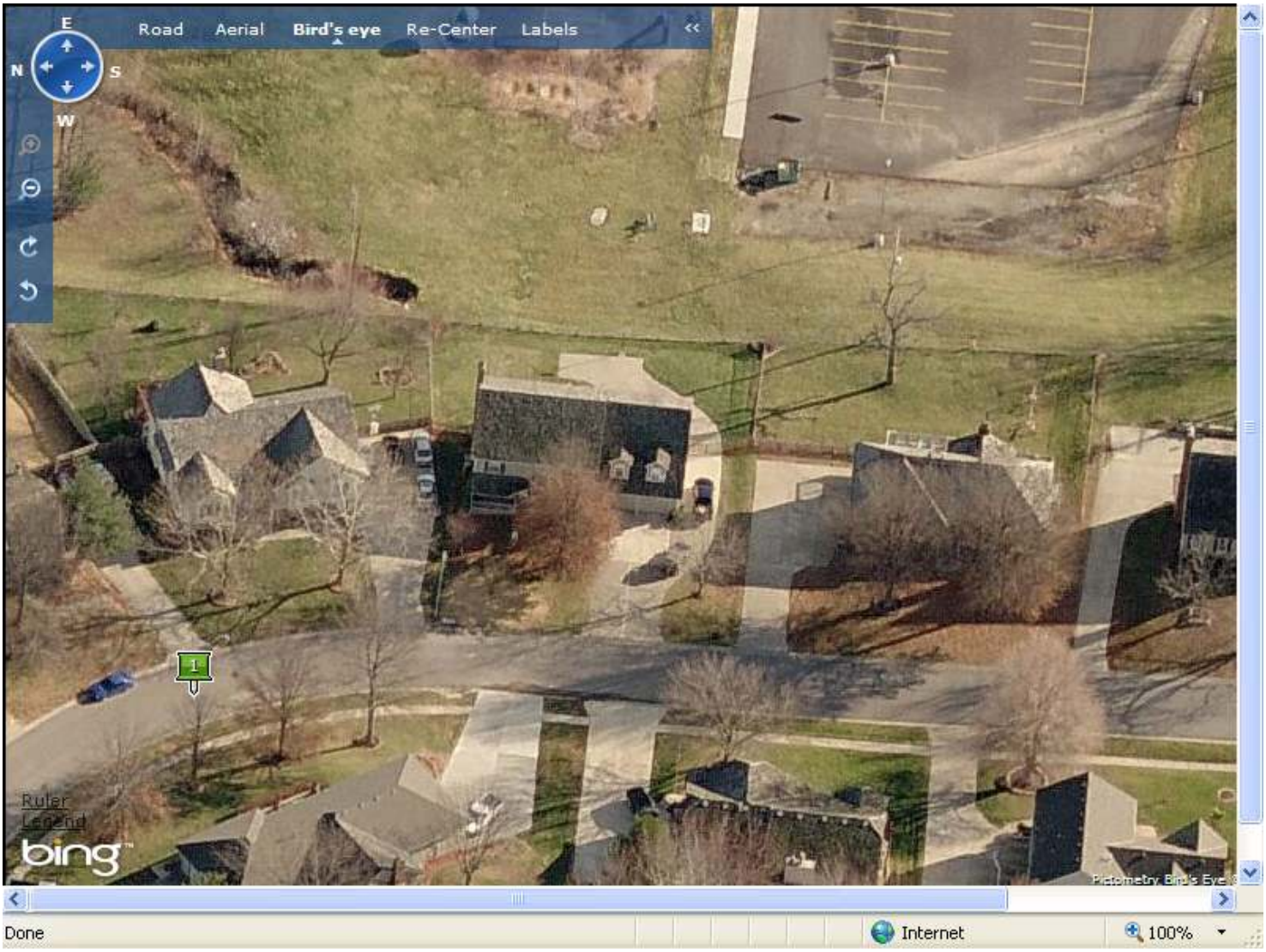
Utility Costs: (Circle One) *Actual* *or* *Average*

Month	Electric	Gas	Water	Trash
January	202	113	10	
February	206	113	12	84
March	156	113	8	
April	135	113	12	
May	137	113	12	84
June	146	113	8	
July	146	113	8	
August	228	133	11	84
September	156	133	16	
October	87	133	8	
November	188	133	10	84
December		133		



The KornTeam

Year: 2008-2009


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Customer Detail (Photo) - Residential

3609 Marshall Drive , Independence 64055 L Price: **$300,000**

MLS #: **1627749** Status: **Active** County: **Jackson**

Area: **206 - Independence Area**



Sub:	Milton Estates				
Type:	Single Family			Half Bth:	1
Bedrms:	4	Full Bth:	3	Age:	21-30 Years
Main SF:	1854	Tot SqFt:	3008	Tax:	$2,812
Lot Size:	90x132			FP:	Y
Acres:	0.20			Bsmt:	Y
Elem:	William Yates			CA:	Y
Middle:	Sunny Vale			Grg:	Y
Senior:	Blue Springs			HOA:	50
District:	Blue Springs			Yr Built:	1988
Terms:					
Legal:	LOT 48				

General Information

Plan:	2 Stories	Style:	Traditional
Construct:	Brick & Frame, Wood Siding	Roof:	Composition
Garage:	3/Built-In, Front Entry, Rear Entry	Basement:	Daylight, Full, Walk Out
Dining:	Breakfast Room, Country Kitchen, Formal Dining	Lake:	
Lot Desc:	City Lot, Adjoin Greenspace, Treed	Utility Rm:	Bedroom Level, Laundry Closet
Fireplace:	2/Basement, Gas, Great Room, Wood Burning		
Oth Rms:	Breakfast Room, Den/Study, Dormer, Great Room, Library, Media Room, Mud Room, Office, Workshop/Hobby		

Remarks & Directions

Absolutely Stunning! These Room Sizes with Take your Breath Away!! Tucked away in Prestigious Milton Estates. Popular 2-Story Floor Plan with 5 rooms upstairs. 4 Bedrooms and Huge Dormer/Hobby Room w/Laundry. Master Suite is more than expected with Jacuzzi, Double Vanity & Private Sauna. Covered Patio and Oversized Deck with Patio on Lower Level.

Directions: **I-70 to Lee's Summit, N (past 39th St) to Milton Estates Entrance, Right to "Y" in road, Stay to Left and go to home.**

Room Information

Rm	Size	Lv	Features	Rm	Size	Lv	Features
Living Room	23X15	1	Ceiling Fan, Fireplace, Hardwood	Den/Study	15X14	1	All Carpet, Built Ins
Dining Room	11X11	1	Hardwood	Kitchen	21X11	1	Ceiling Fan, Hardwood
Bathroom Half		1	Vinyl	Other Room	17X8	1	Ceiling Fan, Vinyl
Master Bedroom	17X14	2	All Carpet, Ceiling Fan, Walk-In C	Master Bathroom		2	Built Ins, Ceramic Tiles, Double V
Bathroom Full		2	Built Ins, Ceramic Tiles, Shower (	Second Bedroom	12X11	2	All Carpet, Ceiling Fan
Third Bedroom	13X11	2	All Carpet, Built Ins, Ceiling Fan	Fourth Bedroom	20X14	2	All Carpet, Carpet, Ceiling Fan, W
Dormer	23X15	2	All Carpet, Built Ins, Carpet				

Additional Information

Flood Pln:	No	Exclude:		Ownrshp:	Phone:
Ceiling R:		Walls R:		Other R:	
Heating:	Forced Air Gas, Zoned			Cooling:	Central Electric, Zoned
Water:	City/Public, Public/City			Sewer:	City/Public, Public/City
Warranty:	Seller Provides				
Interior:	Pantry, Partial Carpeting, Sauna, Sump Pump, Walk-In Closet, Whirlpool Tub, Wood Floor				
Exterior:	Deck, Deck- Covered, Fence- Metal, Fence- Wood, Patio, Sat Dish Allowed, Thermal Windows				
Equip:	Ceiling Fan(s), Dishwasher, Disposal, Gar Door Opener(s), Intercom, Microwave, Rng/Oven- Electric, Satellite Dish, Security Sy				
HOA Incl:	Other				

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