

# 1519 N Spruce

## Kingman, KS

### \$268,400

*Quality  
Custom Built  
Home!*

*\*Lifetime Roof  
\*New Appliances*



## GENERAL INFORMATION

- Main Square Feet: 1384
- 2nd Floor: 554
- Full Basement: 1372
- Total: 3310
- Total Bedrooms: 2 ↑ & 1 ↓
- Total Bathrooms: 3 (1 each level)
- Style: Modern Conventional
- 2024 Taxes: \$4,183.64
- Year Built: 1978
- Lot Size: 75' x 125'

This spacious, well-cared-for home was custom built in 1978 and offers a perfect blend of charm and thoughtful updates. The main level features a large great room with an impressive brick fireplace and heatilator, opening to a light-filled kitchen with brand-new refrigerator and stove, quality cabinetry, built-in microwave, and dishwasher. A formal dining room, separate living room, full bath, and a sizeable laundry room with newer washer and dryer complete the main floor.

Upstairs includes two generously sized bedrooms and a full bath. The finished basement offers a large bedroom with an egress window, family room, office, storage room, mechanical room with a workshop area, and a ¾ bathroom.

Additional highlights include an attached two-car garage, two separate heating and air systems (including a newer upstairs unit by Eck Services), and a lifetime cementitious tile roof. The beautifully landscaped yard features mature shade trees, a brand-new gazebo on the back patio, and new Champion windows on the main floor with a transferable warranty.

Call Scott today to view this exceptional home today.

*If you would like more information &/or would like to view this listing, please feel free to call!*



**Listed by:**  
Scott Sparks  
(620) 532-4242

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## Main Floor



**Great Room Fireplace**



**Great Room Staircase**



**Living Room**



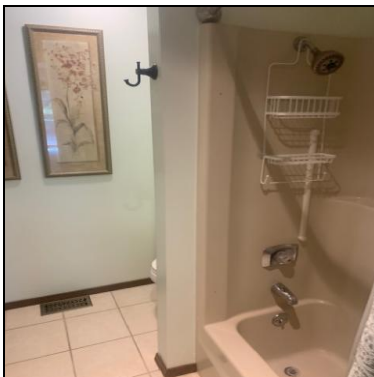
**Dining Room**



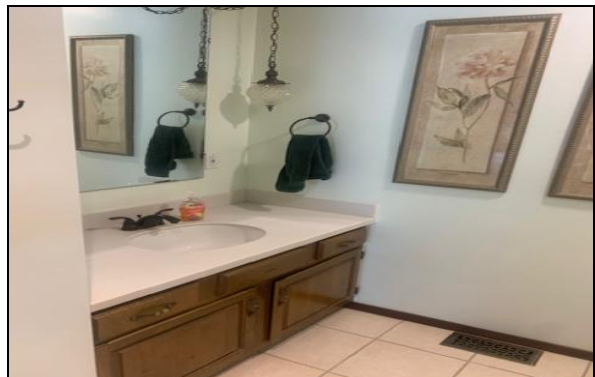
**New Kitchen Appliances**



**Laundry Room**



**Bathroom**



**Bathroom**



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## Upper Level



**Bedroom #1**



**Bedroom #1**



**Bedroom #2**



**New Central Heat & Air**



**Bathroom**



**Bathroom**



**Lower Level Storage**



**Lower Level Workshop**

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## Lower Level & Exterior Photos



**Big Bedroom**



**Big Bedroom**



**Family Room**



**Office**



**Bathroom**



**Attached Garage**



**Rear View**



**Garage Interior**