ROLLING HILLS ESTATES CONDOMINIUM:
120 N MAIZE RD. UNIT 23, WICHITA, KS 67209

AUCTION

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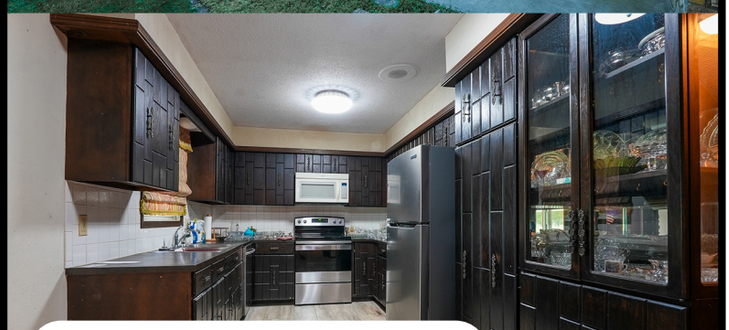
BIDDING ENDS WEDNESDAY, NOVEMBER 11 -- 4:00PM

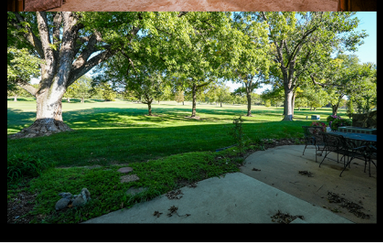
ONLINE ONLY AUCTION

BIDDING OPENS NOVEMBER 4 • DOWNLOAD THE SUNDGREN REALTY APP









OPEN HOUSE DATES:
TUESDAY, OCTOBER 27 4-6PM
MONDAY, NOVEMBER 9 4-6PM

PROPERTY ADDRESS: 120 N Maize Rd. Unit 23, Wichita, KS 67209

PROPERTY DESCRIPTION: Enjoy golf course living at Unit 23 in Rolling Hills Estates Condominiums, a unique three-level condo built in 1973 with scenic views of Rolling Hills Golf Course.

The main floor features a living room with brick fireplace, kitchen with all appliances included, and a convenient half bath near the front entryway. Step outside to the private patio and enjoy views of the golf course, perfect for relaxing or entertaining.

Upstairs, you'll find two bedrooms and a Jack-and-Jill bathroom featuring two sinks and three vanities for added functionality and convenience. A second-floor balcony overlooks the beautiful rolling landscape of the golf course, providing a peaceful place to enjoy the view.

The basement offers a spacious, open living area with a dry bar, ideal for a recreation room, hobby space, or additional entertaining area. A separate utility room includes a washer and dryer.

Parking and storage are exceptional features, with an attached garage plus an additional detached garage located across the drive.

With golf course views from both the main-floor patio and second-floor balcony, generous multi-level living spaces, and two garage options, Unit 23 offers a distinctive opportunity to enjoy comfortable condo living in Wichita.

2025 GENERAL AND SPECIAL REAL ESTATE TAXES: $2,271.80

EARNEST MONEY: $15,000

TERMS: This will be an online only auction with a soft close, with the end clock resetting to 2 minutes each time a bid is placed within the last 2 minutes. There will be a 10% buyer premium added to the high bid to determine contract price. Earnest money is $15,000 due at the conclusion of the auction with the balance due upon Sellers submission of merchantable title and closing. Closing date shall be on or before December 14, 2026. Closing fee and title Insurance fee will be split 50/50 between Seller and Buyer. The Buyer will be responsible to pay the HOA transfer fee of .2% of contract

to sign our real estate purchase contract and be purchasing the property subject to the title search report. This property is not selling subject to financing, inspections or appraisal. Interested buyers need to view the property prior to the date of the auction and have financing available and any inspections performed prior to bidding. Fence lines, boundaries, and acreages are not guaranteed. All pertinent information is available upon request.

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