

2109 Birch St, Leavenworth, KS

*Hardwood
floors and
granite!*



Metro KC Rentals

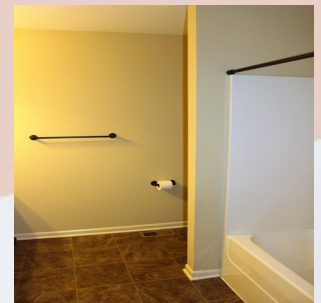
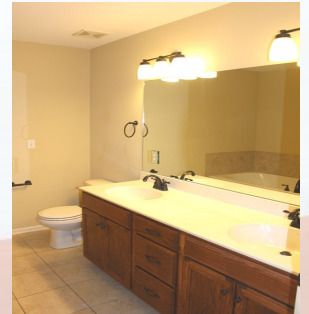
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- **Type of Rental:** Front to back split entry style home with approx 2500 sq feet finished.
- **Monthly Rent:** \$1700
- Security deposit (one months rent) & Pet deposit if pet approved (1/2 months rent)
- **4 bedroom + nonconforming 5th bedroom**, 3 UL, 2 LL
- **3 baths**, 2 on UL, 1 on LL. Master bath en suite has double vanity sinks and His & Hers walk in closets.
- Kitchen: SS & black appliances include Refrigerator, electric range oven, microwave, & dishwasher., center island, granite countertops
- Main floor living room & LL family room with fireplace.
- Laundry room upper level
- Central air & heat
- Deck off dining room with stairs to back yard, concrete patio
- **2 car garage**
- **Shed** in backyard.
- **Fenced Yard, wooden privacy**
- Lansing School District.
- Located in the Branches Subdivision, approx 15 minutes from west gate of Ft. Leavenworth.

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UPPER LEVEL: Open concept with large kitchen on east side, hardwood throughout & down hall, access to deck off dining room. Master bedroom & master en suite located on west side above garage. Master bath has double vanity sink, separate shower & tub, and two walk in closets. Two large bedrooms located south-west side, large hall bath with oversized vanity & linen cabinet, and hall laundry room..



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LOWER LEVEL: Family room with fireplace, located under the kitchen and dining area and to the back of the lower level (southeast). Two bedrooms are on this level, one located to southwest corner and one that is nonconforming (due to window size and lower ceiling), which is located to front of house under living room. LL also has a full, spacious bath located in the hall that connects to the back bedroom with additional hall storage closet. Garage is accessed from lower level by stairs.



BACK YARD: Fully fenced with shadowbox style privacy fence, concrete patio, large deck which is accessible from kitchen/dining area. Storage shed for lawn mowers, etc. Garage has two storage cabinets and inset to front for storage.

