The Mayberry Ridge Subdivision

12803 Spring Ave, Kansas City, KS

3-Car garage on a corner lot!

Metro KC Rentals
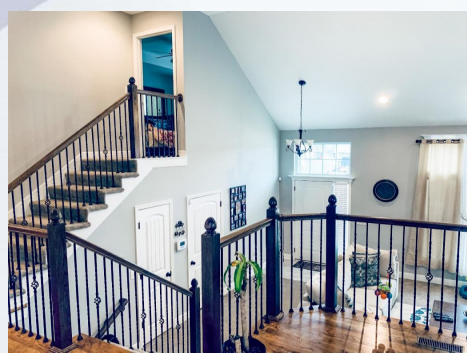
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- **Type of Rental**: California Split entry style home with approx 2450 sq feet finished.

- Security deposit (one months rent) & Pet deposit if pet approved (1/2 months rent)
- **4 bedroom**, Master UL, 2 on Main Level & 1 in basement.
- **3 baths**, 1 on UL which is master bath, 1 hall bath ML, & one Basement Level.
- **Kitchen:** Open to dining room, both with hardwood floors. SS & black appliances include Refrigerator, Electric oven range, microwave, dishwasher.

- Entrance level **living room** with gas fireplace. Basement level **family room**.
- **Washer/Dryer**: Closet Laundry is located on main level near bedrooms.
- **Central air & heat**
- **Fenced yard**, 5 ft wooden privacy fence.
- **3 car garage**
- **Piper School District**.
Located close to Legends Outlet Shopping at Village West, home of KS Speedway, the T Bones & KC Sporting (Soccer). Twenty minutes to Ft. Leavenworth.

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ENTRANCE & MAIN LEVEL: California Split entry with living room located at entrance level with steps up to main level. Enter from garage onto living room level. Railing separates the upper dining and kitchen area from the living room below. Dining room and kitchen have hard wood floors and granite countertops as well as stainless steel appliances. Two bedrooms, a full hall bath, and hall laundry are also located on this level.

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MASTER BEDROOM AND EN SUITE are located on the top level which is located over the garage. Great space with generous closet, separate tub & shower, & double vanity sinks.

LOWER LEVEL (basement) includes a family room, full bath and 4th bedroom. Also on this level is a large storage room and storm shelter (under the front stoop area).

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BACKYARD: Deck access is from the kitchen. Fully fenced yard with 5 foot wooden privacy fence.