Highland Pointe Subdivision

4705 Edgehill, Leavenworth, KS

Hardwood Floors & closet pantry!
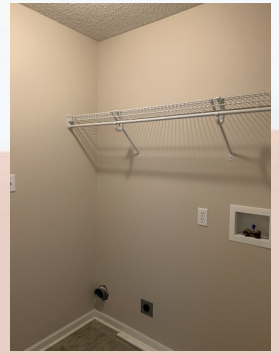
Metro KC Fitness

Matt Warner
913.547.5223
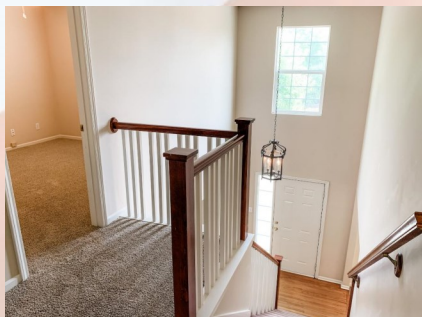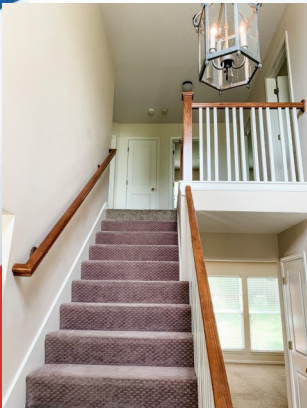www.metrokcrentals.com

Email:
Matt.warner@metrokcrentals.com

- **Type of Rental**: Two story with unfinished basement, approx 2115 sq feet finished.

- Security deposit (one months rent) & Pet deposit if pet approved (1/2 months rent)
- **4 bedroom**, all on 2nd story, UL
- **2.5 baths,** two full baths UL hall & master en suite, powder room (.5) on main level
- **Kitchen:** Refrigerator, electric range oven, microwave, & dishwasher with eat in dining area and sight lines to family room.
- **Dining Room:** formal to front of house.
- **Living Room:** formal, can also be used as office.
- **Fireplace:** Yes, ML family room.
- **Basement:** Unfinished for lots of storage.
- **Washer/Dryer hook ups**: ML laundry room where you enter in from garage.
- Central air & heat
- **3 car garage**
- **Fenced Yard: Yes, wooden privacy.**
- Lansing School District.
- Highland Pointe subdivision, close to the playground and picnic shelter. Approx 10 minutes from Ft. Leavenworth.
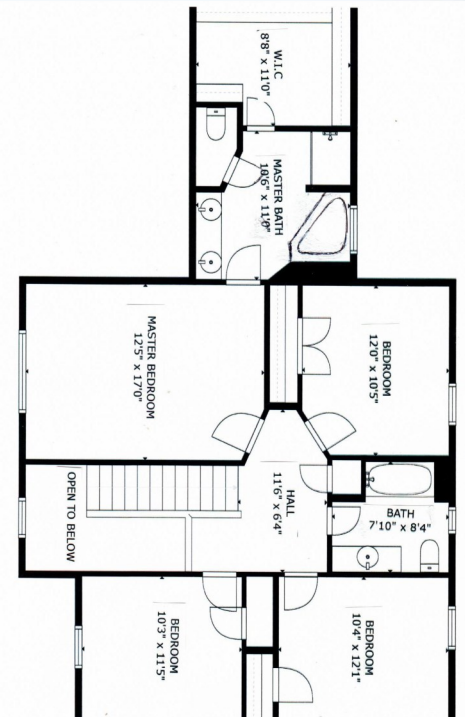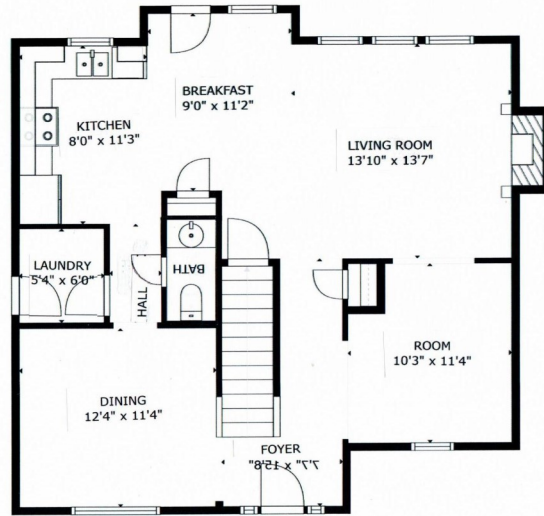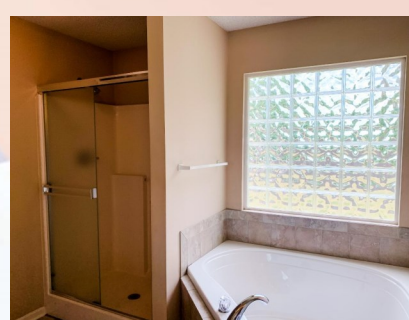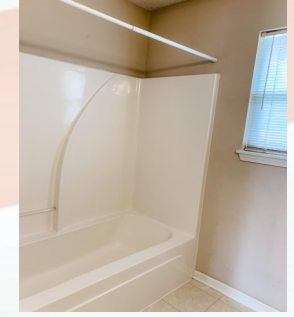
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MAIN LEVEL: Open stairway and open concept living space. Great room with fireplace and second living room to the front right of house. Formal dining room is off to left as you enter the front door. Laundry room sits between kitchen and formal dining room, where you enter the house from the garage. Open stairway ascends straight up to second floor from foyer at front entrance.

UPPER LEVEL (2nd Story): Four bedrooms including master suite with en suite and sitting area. Full bath in hallway. Master bath has double vanity sinks, tub/shower combo, toilet room, his & hers closets and linen closet.

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Floor Plan 1 (Main Level)

- KITCHEN 8'0" x 11'3"
- BREAKFAST 9'0" x 11'2"
- LIVING ROOM 13'10" x 13'7"
- LAUNDRY 5'4" x 6'0"
- BATH
- HALL
- ROOM 10'3" x 11'4"
- DINING 12'4" x 11'4"
- FOYER 8'2" x 7'5"

Floor Plan 2 (Upper Level)

- W.I.C 8'8" x 11'0"
- MASTER BATH 10'6" x 11'0"
- MASTER BEDROOM 12'5" x 17'0"
- BEDROOM 12'0" x 10'5"
- HALL 11'6" x 6'4"
- BATH 7'10" x 8'4"
- OPEN TO BELOW
- BEDROOM 10'3" x 11'5"
- BEDROOM 10'4" x 12'1"

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Unfinished basement for lots of storage!

GARAGE: Three stall garage with great space for cars and lawn mowing equipment/storage. Access spacious, backyard from dining nook in center of house. Backyard is fully fenced with wooden privacy fence.