

Property Brochure for

5532 Rockhill Road

Kansas City, MO 64110



Kathleen Durkin

REALTOR®

REMAX State Line Real Estate Inc.

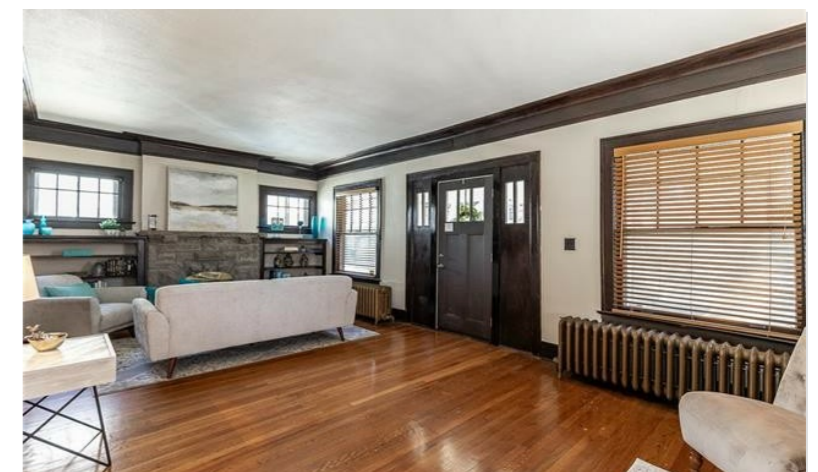
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5532 Rockhill Road, Kansas City, MO 64110

PROPERTY HIGHLIGHTS



About Property

Large screen front porch welcomes you to this 3 story historical home; PRIVATE drive; 1 car attached garage. Newer roof; HVAC, fresh paint on main floor. Updated bathrooms. Resurfaced kitchen countertops; 5 burner gas cooktop/convection oven; separate breakfast area with access to porch ... ideal for morning coffee or evening cocktails. Large living room with cozy fireplace; very spacious formal dining room with builtin cabinetry. Original hardwood floors, door hardware, several light fixtures and trim package add to the historical charm. Second floor offers 2 spacious bedrooms and an over-sized primary bedroom that boasts 3 closets (1 walk-in) and a beautiful private, sun-drenched sleeping porch ... could be a nursery, home office, workout space ... so many options. Third floor includes an ensuite bath, large sitting area and another very roomy closet. Could be ideal for multi-generational family. The rare private drive, attached garage, fenced backyard and location make this an easy choice. Welcome home!

Summary

-  \$425,000
-  Single Family
-  2520 Sq Ft
-  Built 1920
-  4 Beds
-  2.5 Total Baths
-  0.1858 Acres

Disclaimer: Listing courtesy of Kathleen Durkin of REMAX State Line Real Estate Inc.
Data is from 3rd party sources. Accuracy cannot be guaranteed.





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ESSENTIAL PLACES NEARBY



Flash Petro

Gas Station - Distance: 0.14 miles



Tea Market

Coffee Shop - Distance: 0.38 miles



O'Reilly Auto Parts

Auto Parts Store - Distance: 0.81 miles



Life Adapted Fitness

Fitness Center - Distance: 0.90 miles



Prospect Animal Hospital

Veterinarian - Distance: 1.17 miles



Dollar General

Super Market - Distance: 0.28 miles



Commerce Bank

Bank - Distance: 0.68 miles



Walgreens

Pharmacy - Distance: 0.86 miles



Cranial Technologies

Medical Clinic - Distance: 1.07 miles



Walmart Neighborhood Market

Department Store - Distance: 2.61 miles

By Category within 8 Miles

Veterinarians.....	49
Fitness Centers.....	48
Medical Clinics.....	47
Coffee Shops.....	40
Super Markets.....	40

Auto Parts Stores.....	36
Gas Stations.....	29
Department Stores.....	28
Banks	27
Pharmacies.....	16



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RESTAURANTS NEARBY



Urban Cafe

Breakfast & Brunch - Distance: 0.15 miles



Barbacoa

Wine Bars - Distance: 0.15 miles



Reggae Kitchen

Caribbean - Distance: 0.16 miles



TikiTaco

Tacos - Distance: 0.23 miles



Bacaro Primo

Italian - Distance: 0.39 miles



Aixois

French - Distance: 0.43 miles



Earl's Premier

American - Distance: 0.45 miles



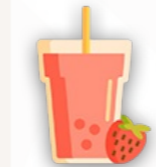
Go-Chicken-Go

Chicken Wings - Distance: 0.58 miles



Pizza 51

Pizza - Distance: 0.70 miles



Billie's Juicery

Juice Bars & Smoothies - Distance: 0.88 miles

By Cuisine within 5 Miles

American.....	81	Wine Bars.....	14	Middle Eastern.....	7	Soul Food.....	2
Breakfast & Brunch.....	42	Pizza.....	14	Chicken Wings.....	6	Irish.....	1
Bars.....	25	Tacos.....	13	Caribbean.....	5		
Italian.....	22	Cafes.....	8	Juice Bars & Smoothies.....	5		



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OUTDOOR ACTIVITIES NEARBY



PARK
Brookside Park
Distance: 0.51 miles



RECREATIONAL WATER
Kauffman Legacy Lake
Distance: 0.90 miles



TENNIS
Plaza Tennis Center
Distance: 1.23 miles



GOLF
Indian Hills Country Club
Distance: 3.10 miles



BIKE / PEDESTRIAN TRAIL
Fox Hollow Trail
Distance: 3.24 miles



DOG PARK
Swope Park Off Leash Dog Park
Distance: 3.24 miles

By Category
within 8 Miles

Golf Course.....	30
Parks.....	44
Dog Parks.....	13

Bike / Pedestrian Trails.....	14
Tennis Courts.....	20



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SCHOOLS NEARBY



Grades: PK - 06

TROOST ELEMENTARY SCHOOL



0.5 Miles



Student To Teacher Ratio: **12.10**

Grades: PK - 06

TROOST ELEMENTARY SCHOOL



0.5 Miles



Student To Teacher Ratio: **12.10**

Grades: 08 - 12

SOUTHEAST HIGH SCHOOL



2.0 Miles



Student To Teacher Ratio: **17.60**

The above schools are the assigned public schools for this property.



LENDER

Ron Cardozo

First Bank Mortgage

NMLS: 34541

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e: ron@roncardozo.com

w: www.roncardozo.com

6201 College Blvd Suite 100, Overland Park, KS 66211





FOR MORE INFORMATION, PHOTOS OR TO SCHEDULE A SHOWING

TEXT TOUR2014 TO (844) 582-0400

Msg & Data Rates May Apply.

AGENT

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LISTING
BOOSTER