

# 5532 Rockhill Road

Kansas City, MO 64110

4 BD | 2.5 BA | 2520 SQ FT | BUILT 1920



## \$425,000

For Photos, Info & Next Open House

Text **TOUR2014** to **(844) 582-0400**



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.



### Kathleen Durkin

REALTOR®

REMAX State Line Real Estate Inc.

p. 913-312-3689 e. kkdurkin@gmail.com

11251 Nall Ave, Leawood, KS 66211



### Ron Cardozo

Home Loan Advisor | NMLS #34541

First Bank Mortgage

p. 913-710-5626 e. ron@roncardozo.com

6201 College Blvd Suite 100, Overland Park, KS 66211



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## ESSENTIAL PLACES NEARBY

MOST WITHIN



### 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



## RESTAURANTS NEARBY

350 WITHIN



### Urban Cafe

Breakfast & Brunch - Distance: 0.15 miles



### Reggae Kitchen

Caribbean - Distance: 0.16 miles



### Bacaro Primo

Italian - Distance: 0.39 miles



### Earl's Premier

American - Distance: 0.45 miles



### Pizza 51

Pizza - Distance: 0.70 miles



### Barbacoa

Wine Bars - Distance: 0.15 miles



### TikiTaco

Tacos - Distance: 0.23 miles



### Aixois

French - Distance: 0.43 miles



### Go-Chicken-Go

Chicken Wings - Distance: 0.58 miles



### Billie's Juicery

Juice Bars & Smoothies - Distance: 0.88 miles



## OUTDOOR ACTIVITIES NEARBY

79 WITHIN



### PARK

Brookside Park  
Distance: 0.51 miles



### TENNIS

Plaza Tennis Center  
Distance: 1.23 miles



### BIKE / PEDESTRIAN TRAIL

Fox Hollow Trail  
Distance: 3.24 miles



### RECREATIONAL WATER

Kauffman Legacy Lake  
Distance: 0.90 miles



### GOLF

Indian Hills Country Club  
Distance: 3.10 miles



### DOG PARK

Swope Park Off Leash Dog Park  
Distance: 3.24 miles



## SCHOOLS NEARBY

Grades: PK - 06

### TROOST ELEMENTARY SCHOOL

Student To Teacher Ratio: 12.10



0.5 Miles

Grades: PK - 06

### TROOST ELEMENTARY SCHOOL

Student To Teacher Ratio: 12.10



0.5 Miles

Grades: 08 - 12

### SOUTHEAST HIGH SCHOOL

Student To Teacher Ratio: 17.60



2.0 Miles

There are within 8 miles of this property. The displayed 3 schools are the assigned public schools.