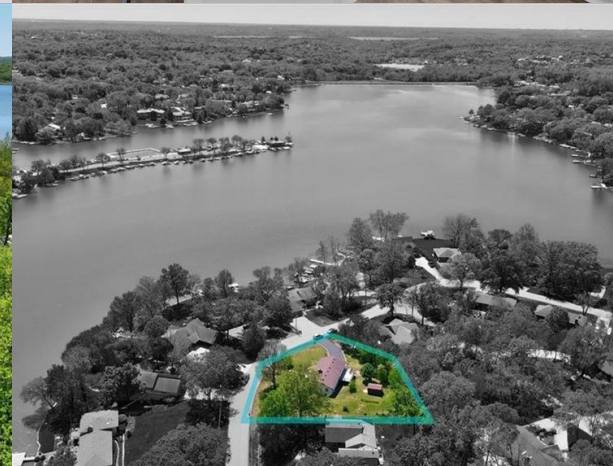


Property Brochure for

# 7904 NW Potomac Avenue

Weatherby Lake, MO 64152



**Bethany Hughes**

REALTOR®

**HomeSmart Legacy**

**p:** 816-349-2199

**e:** bethany@kcprosperity.com

**w:** www.kcprosperity.com

14300 Kenneth Rd #220 Leawood, KS 66224, Leawood, KS 66224

Generated in


















7904 NW Potomac Avenue, Weatherby Lake, MO 64152

## PROPERTY HIGHLIGHTS

### About Property

Gorgeous renovation on this second tier lot. Enjoy great views of the lake and easy access for your boating activity. The contractor spared no expense in converting this old lake house into a modern unique and beautiful living space. New electrical and plumbing. New exterior drainage and foundation work. New windows and doors. Walls have been opened and header beams installed. Master suite has oversized windows for clear views of the water. You won't be disappointed when you walk through this property. There is fresh paint and new fixtures, the kitchen cabinets are soft pull and the appliances are high-quality. The center-point of the house is the island kitchen counter. That's where everyone will come together to connect. Leave your tools behind this house is turnkey! Moreover, the Weatherby Lake community offers various amenities, including lake access, fishing, boating, sailing kayaking, trails, tennis courts, and a community clubhouse. There is plenty of parking in the oversized two car garage there's room for work benches or even additional Storage for a motorcycle or small watercraft. Don't miss this one.

### Summary

	\$533,900
	Single Family
	2368 Sq Ft
	Built 1959
	5 Beds
	3 Total Baths
	0.53 Acres



Disclaimer: Listing courtesy of Larry Hedenkamp of HomeSmart Legacy  
Data is from 3rd party sources. Accuracy cannot be guaranteed.



7904 NW Potomac Avenue, Weatherby Lake, MO 64152

ESSENTIAL PLACES NEARBY



**Amity Woods Animal Hospital & Lodge**

Veterinarian - Distance: 1.05 miles



**QuikTrip**

Gas Station - Distance: 1.83 miles



**Price Chopper**

Super Market - Distance: 2.05 miles



**First Point Urgent Care**

Medical Clinic - Distance: 1.94 miles



**CVS Pharmacy**

Pharmacy - Distance: 2.03 miles



**Southern Bank**

Bank - Distance: 1.63 miles



**Homegoods**

Department Store - Distance: 1.84 miles



**Genesis Health Clubs - Boardwalk**

Fitness Center - Distance: 2.54 miles



**Starbucks**

Coffee Shop - Distance: 1.99 miles



**O'Reilly Auto Parts**

Auto Parts Store - Distance: 2.11 miles

By Category  
within 8 Miles

Veterinarians.....	50+
Medical Clinics.....	46
Fitness Centers.....	42
Coffee Shops.....	37
Banks .....	35

Auto Parts Stores.....	34
Super Markets.....	30
Department Stores.....	27
Gas Stations.....	26
Pharmacies.....	22



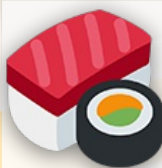


7904 NW Potomac Avenue, Weatherby Lake, MO 64152

RESTAURANTS NEARBY



**The Big Biscuit**  
Breakfast & Brunch - Distance: 2.37 miles



**Sakae Sushi**  
Sushi Bars - Distance: 2.12 miles



**Ixtapa Fine Mexican Cuisine**  
Mexican - Distance: 1.87 miles



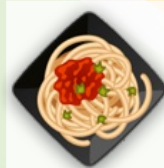
**Outback Steakhouse**  
Steakhouses - Distance: 1.91 miles



**Char Bar - Parkville**  
Pickleball - Distance: 3.55 miles



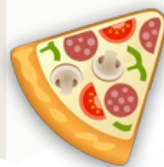
**Nick and Jake's**  
American - Distance: 2.11 miles



**Bravo! Italian Kitchen**  
Italian - Distance: 1.86 miles



**Hawaiian Bros Island Grill**  
Hawaiian - Distance: 5.73 miles



**Minsky's Pizza**  
Pizza - Distance: 1.93 miles



**Granite City Food & Brewery**  
Breweries - Distance: 2.00 miles

By Cuisine  
within 5 Miles

American.....	42	Chinese.....	14	Italian.....	7	Donuts.....	2
Sandwiches.....	25	Pizza.....	11	Burgers.....	5	Ramen.....	1
Mexican.....	21	Steakhouses.....	10	Sushi Bars.....	3		
Fast Food.....	14	Breakfast & Brunch.....	8	Indian.....	3		



7904 NW Potomac Avenue, Weatherby Lake, MO 64152

OUTDOOR ACTIVITIES NEARBY



RECREATIONAL WATER

Weatherby Lake  
Distance: 0.29 miles



GOLF

Zac Gavlak Golf  
Distance: 1.60 miles



BIKE / PEDESTRIAN TRAIL

Parkville Nature Sanctuary  
Distance: 2.25 miles



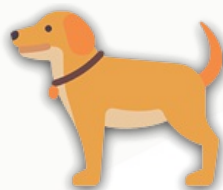
PARK

Amity Woods Nature Park  
Distance: 1.10 miles



TENNIS

The National Golf Club of Kansas Ci...  
Distance: 1.61 miles



DOG PARK

Waggin Trail Dog Park  
Distance: 8.69 miles

By Category  
within 8 Miles

Golf Course.....	49
Parks.....	37
Dog Parks.....	11

Bike / Pedestrian Trails.....	19
Tennis Courts.....	14





7904 NW Potomac Avenue, Weatherby Lake, MO 64152

## SCHOOLS NEARBY



### Grades: KG - 05

#### HAWTHORN ELEMENTARY SCHOOL



**0.9 Miles**



Student To Teacher  
Ratio: **13.40**

### Grades: 07 - 08

#### CONGRESS MIDDLE SCHOOL



**1.3 Miles**



Student To Teacher  
Ratio: **11.90**

### Grades: 09 - 12

#### PARK HILL HIGH SCHOOL



**1.5 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

**p:** 913-710-5626

**e:** [ron@roncardozo.com](mailto:ron@roncardozo.com)

**w:** [www.roncardozo.com](http://www.roncardozo.com)

6201 College Blvd Suite 100, Overland Park, KS 66211







FOR MORE INFORMATION, PHOTOS OR TO SCHEDULE A SHOWING

**TEXT TOUR2677 TO (844) 582-0400**

Msg & Data Rates May Apply.

---

**AGENT**

---

**Bethany Hughes**

REALTOR®

**p:** 816-349-2199

**e:** bethany@kcprosperity.com

**w:** www.kcprosperity.com

14300 Kenneth Rd #220 Leawood, KS 66224, Leawood, KS 66224

