

Property Brochure for

# 5715 Parkview Avenue

Kansas City, KS 66104



**Bethany Hughes**

REALTOR®

**HomeSmart Legacy**

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

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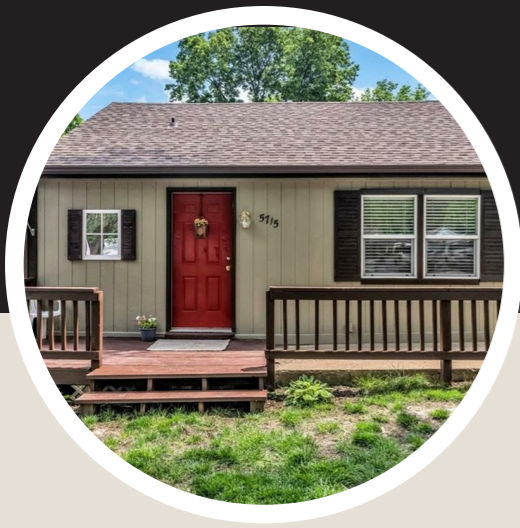




LISTING  
**BOOSTER**

5715 Parkview Avenue, Kansas City, KS 66104

## PROPERTY HIGHLIGHTS



### About Property

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Beautifully redone ranch rambler with tremendous features. Enjoy the setting with mature trees in a well established neighborhood. The Detached garage is large and can accomadate multiple vehicles, storage and serve as a workshop. This house is efficient with added insulation on the exterior walls. This would be a great first time home buyer, downsizer or small business owner property. Don't wait too long on this one, it will be gone!

### Summary

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\$215,000



Single Family



982 Sq Ft



Built 1950



3 Beds



1 Total Baths



0.26 Acres

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





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## ESSENTIAL PLACES NEARBY



### Advance Auto Parts

Auto Parts Store - Distance: 0.28 miles



### Security Bank of Kansas City ATM

Bank - Distance: 0.33 miles



### Price Chopper

Super Market - Distance: 3.09 miles



### CVS Pharmacy

Pharmacy - Distance: 2.89 miles



### Starbucks

Coffee Shop - Distance: 3.09 miles



### bp

Gas Station - Distance: 0.28 miles



### Walmart Neighborhood Market

Department Store - Distance: 5.79 miles



### The University of Kansas Hospital -...

Medical Clinic - Distance: 1.28 miles



### Bethel Animal Hospital

Veterinarian - Distance: 1.66 miles



### Harcros Fitness Center

Fitness Center - Distance: 3.60 miles

### By Category within 8 Miles

Veterinarians.....	49
Medical Clinics.....	46
Fitness Centers.....	42
Auto Parts Stores.....	40
Super Markets.....	40

Coffee Shops.....	34
Banks .....	33
Pharmacies.....	28
Gas Stations.....	27
Department Stores.....	26

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RESTAURANTS NEARBY



**The Kansas City BBQ Bistro**  
Barbeque - Distance: 0.93 miles



**1930 Classic Kitchen**  
American - Distance: 2.74 miles



**Stone Canyon Pizza - Parkville**  
Pizza - Distance: 3.34 miles



**Mason Jar**  
Bar - Distance: 2.95 miles



**Don Antonio's Carnicería Y Taqueri...**  
Mexican - Distance: 2.97 miles



**The Dotte Spot Bar & Grill**  
Sports Bar - Distance: 3.25 miles



**Splitlog Coffee Company**  
Donuts - Distance: 5.60 miles



**Prima Facie Bistro**  
Sandwiches - Distance: 3.35 miles



**Café Des Amis**  
French - Distance: 3.37 miles



**Naree Kitchen**  
Sushi Bars - Distance: 3.50 miles

By Cuisine  
within 5 Miles

American.....	60	Sandwiches.....	11	Cafes.....	7	French.....	2
Bars.....	26	Pizza.....	9	Burgers.....	3	Soul Food.....	1
Mexican.....	18	Breakfast & Brunch.....	8	Delis.....	3		
Barbeque.....	16	Seafood.....	7	Brazilian.....	2		



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## OUTDOOR ACTIVITIES NEARBY



### GOLF

Proformance Golf  
Distance: 2.18 miles



### RECREATIONAL WATER

Wyandotte County Lake  
Distance: 4.00 miles



### TENNIS

The National Golf Club of Kansas Ci...  
Distance: 5.02 miles



### PARK

Wyandotte-County Kansas City Kansas  
Distance: 2.41 miles



### BIKE / PEDESTRIAN TRAIL

Wyandotte County Lake Park  
Distance: 4.04 miles



### DOG PARK

West Terrace Dog Park  
Distance: 7.10 miles

By Category  
within 8 Miles

Golf Course.....49  
Parks.....35  
Dog Parks.....19

Bike / Pedestrian Trails.....26  
Tennis Courts.....24

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## SCHOOLS NEARBY



### Grades: KG - 05

#### WELBORN ELEMENTARY SCHOOL



**0.7 Miles**



Student To Teacher  
Ratio: **14.50**

### Grades: 06 - 08

#### EISENHOWER MIDDLE SCHOOL



**1.8 Miles**



Student To Teacher  
Ratio: **16.10**

### Grades: 09 - 12

#### WASHINGTON HIGH SCHOOL



**2.0 Miles**



Student To Teacher  
Ratio: **17.90**

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



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## LENDER

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**Ron Cardozo**

First Bank Mortgage

**NMLS:** 34541

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

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FOR MORE INFORMATION, PHOTOS OR TO SCHEDULE A SHOWING

**TEXT TOUR2714 TO (844) 582-0400**

Msg & Data Rates May Apply.

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**AGENT**

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