

# 2312 S 17th St, Leavenworth, KS

*Big bedrooms,  
covered back  
porch -  
Beautifully  
updated in  
2023!*



Hansen Properties

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- **Type of Rental:** Multi-level style home with approx 2400 sq feet finished, full restoration in 2023.
- **Monthly Rent:** \$2150
- **Security deposit:** One month's rent
- **Pets:** Refer to Pet Policy
- **4 bedroom:** Upper level.
- **3 baths,** 2 on UL (master bath en suite and hall bath), plus 1 on ground level next to family room.
- **Kitchen:** Appliances include Refrigerator, electric range oven, microwave, & dishwasher., Granite Countertops & wall of cabinets for pantry storage.
- **Main floor** living room & Ground level family room with fireplace & walk out access to back yard, plus third living room on basement level
- Laundry room is located UL by bedrooms.
- Central air & heat
- **2 car garage**
- **Fenced Yard, wooden privacy.**
- **Storage Shed,** for all your lawn equipment, etc.
- Leavenworth School District.
- Located close to Vilas St with easy access to Ft. Leavenworth.

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**MAIN LEVEL :** Beautiful kitchen with granite countertops, wall of cabinets for food/pantry storage. Kitchen is open to dining room. Dining room has French doors leading out to back yard onto small deck. Luxury vinyl plank flooring is installed throughout the main level.



**UPPER LEVEL :** Two large bedrooms with generous closets and a hall bath are located on this level. The laundry closet with cabinetry and large hall linen closet are also on this level near stair and hall bath.



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Hall bath and laundry closet as well as hall linen closet are pictured here.



Master bedroom is also located on the upper level to the back and is generously sized with two his & hers closets. The master has its own en suite with tile shower and built in corner bench.



**TOP LEVEL:** There is a very large bedroom on this level with a generous closet and lots of light with its large windows.

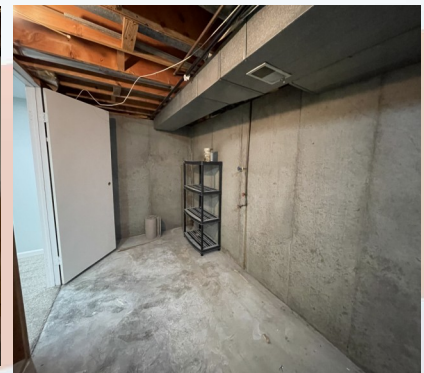
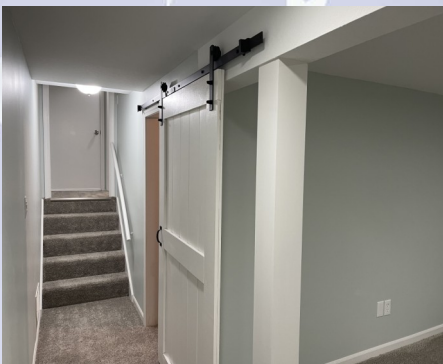


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**GROUND LEVEL:** This is where you enter into the house from the garage. On this level you have a family room with fireplace and full bath (standup shower). You access the large covered patio thru French doors from this level.



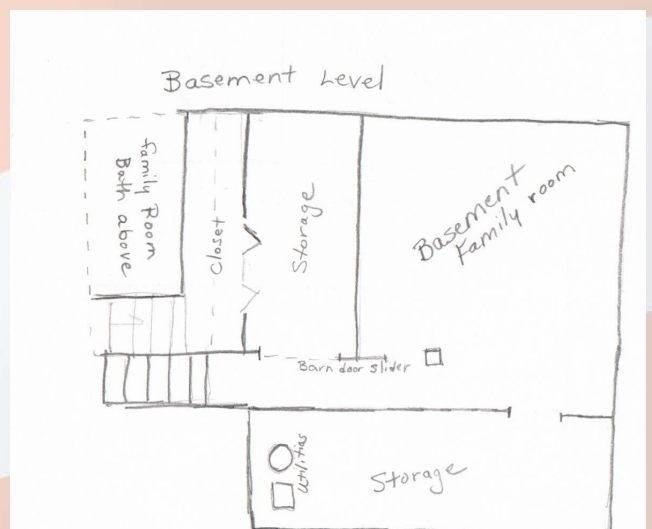
**BASEMENT LEVEL :** Third living room/family room is located here which would work nicely for a theatre room or teen space. This level also has two very generous storage areas.



**BACK YARD:** Fully fenced with a very large covered patio and storage shed. Back lot behind storage shed.



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**Floor plan sketch for description purposes only. These are not to scale but give you an idea of layout of the home.**