

MIDWEST LAND GROUP PRESENTS

2.16 ACRES IN

LEAVENWORTH COUNTY KANSAS



17492 EVANS ROAD, TONGANOXIE, KS 66086

MIDWEST LAND GROUP IS HONORED TO PRESENT

CUSTOM STORY AND A HALF HOME ON 2.16 +/- ACRES IN A HIGHLY DESIRABLE SCHOOL DISTRICT

If you've been dreaming of a forever home, this custom-designed residence on a private, tranquil 2.16 +/- acre lot is sure to check all the boxes. With 4 spacious bedrooms, 3.5 baths, and a partially finished basement, this exquisite home offers the perfect blend of luxury, convenience, and comfort. Nestled at the top of a beautiful stained concrete driveway with curbs and additional parking, the residence stands proudly with a stone and cedar siding front elevation, a three-car garage, and an inviting large covered porch.

As you step through the gorgeous front door, you're welcomed by soaring ceilings and an open, airy feel that draws your eye straight to the expansive covered porch and beyond. The living area is equally captivating, with glass sliding doors framing a stunning stone fireplace and offering serene views of the backyard, which is beautifully framed by mature trees.

Hardwood floors extend throughout much of the main level, creating a seamless flow between the living, dining, and kitchen areas. The heart of the home is the kitchen, beautifully designed with a mix of modern elegance and functionality. Custom soft-close cabinetry provides ample storage, while the black granite countertops and light-colored backsplash offer a soothing contrast. A walk-in pantry ensures you have all the space you need

to store your kitchen essentials, and the five-burner gas stove, double ovens, and island will delight any home chef.

The generously sized master suite, located on the main level, offers breathtaking views of the backyard and a sense of serenity and luxury. The spa-like ensuite bathroom is a true masterpiece, featuring a Japanese soaking tub nestled in the corner with a view of the property or the mounted TV on the wall. Stunning quartz countertops with partially sunk double sinks are highlighted against black plumbing fixtures, creating a clean, sophisticated look.

The walk-in shower is a true showstopper, with a hydrostatic shower system that delivers the perfect water temperature and pressure from six spray heads. White subway tile accented with a black floor and a convenient alcove for shower products add a touch of elegance. Heated tile floors, a heated towel bar, and a bidet in the master water closet make this bath an indulgent space year-round.

The master closet is spacious and custom-designed to offer plenty of room for both him and her, while a window lets in natural light, making this a functional and serene space.

Head up the beautifully crafted hardwood stairs to discover three generously sized bedrooms, each featuring large walk-in closets. Two of the bedrooms share a Jack and Jill bathroom, while the third has a private en-suite for added privacy.

The basement, partially finished, offers a cozy space perfect for an entertainment area or man cave. The unfinished portion of the basement provides an excellent opportunity for additional storage or future customization.

Step outside, and the home's exterior will impress just as much as the interior. The expansive covered back deck, made with stamped concrete and accented with cedar, provides the perfect spot for relaxing, dining, or entertaining while enjoying the peaceful surroundings. The backyard features two raised garden beds, perfect for growing herbs, flowers, or vegetables. A large portion of the backyard is fenced for privacy, ideal for furry family members, with additional space for your outdoor activities. A frost-free spigot in the front yard is connected to a well, making watering your garden or landscaping a breeze. The seller is a licensed agent.



PROPERTY FEATURES

PRICE: **\$804,564** | COUNTY: **LEAVENWORTH** | STATE: **KANSAS** | ACRES: **2.16**

- Custom story and a half design on 2.16 acres
- 4 bedrooms, 3.5 baths, 2,782 square feet
- Three-car garage with stained concrete
- Stained concrete driveway with curbs and extra parking
- Hardwoods throughout and travertine tile on the main level
- Main-level master and laundry for convenience
- Spa-inspired master ensuite with a Japanese soaking tub, hydrostatic shower, and heated tile floors
- Gourmet kitchen with black granite countertops, five-burner gas stove, double ovens, and a walk-in pantry
- Expansive covered back deck with cedar accents and stamped concrete
- Raised garden beds for herbs or vegetables
- Beautifully sculpted landscaping with rock-lined beds around the entire home
- Partially finished basement for additional entertainment space or storage
- Garage has a heater and 220 for EV charging
- Located in the highly-rated Basehor or Tonganoxie school districts
- Just 10 minutes to The Legends entertainment area and within 30 minutes of the metro
- Septic system and propane heating for cost efficiency
- 2024 property taxes: \$8,188
- The seller is a licensed agent

CUSTOM BUILT HOME

With 4 spacious bedrooms, 3.5 baths, and a partially finished basement, this exquisite home offers the perfect blend of luxury, convenience, and comfort. Nestled at the top of a beautiful stained concrete driveway with curbs and additional parking, the residence stands proudly with a stone and cedar siding front elevation, a three-car garage, and an inviting large covered porch.



BEAUTIFUL LANDSCAPING



GOURMET KITCHEN



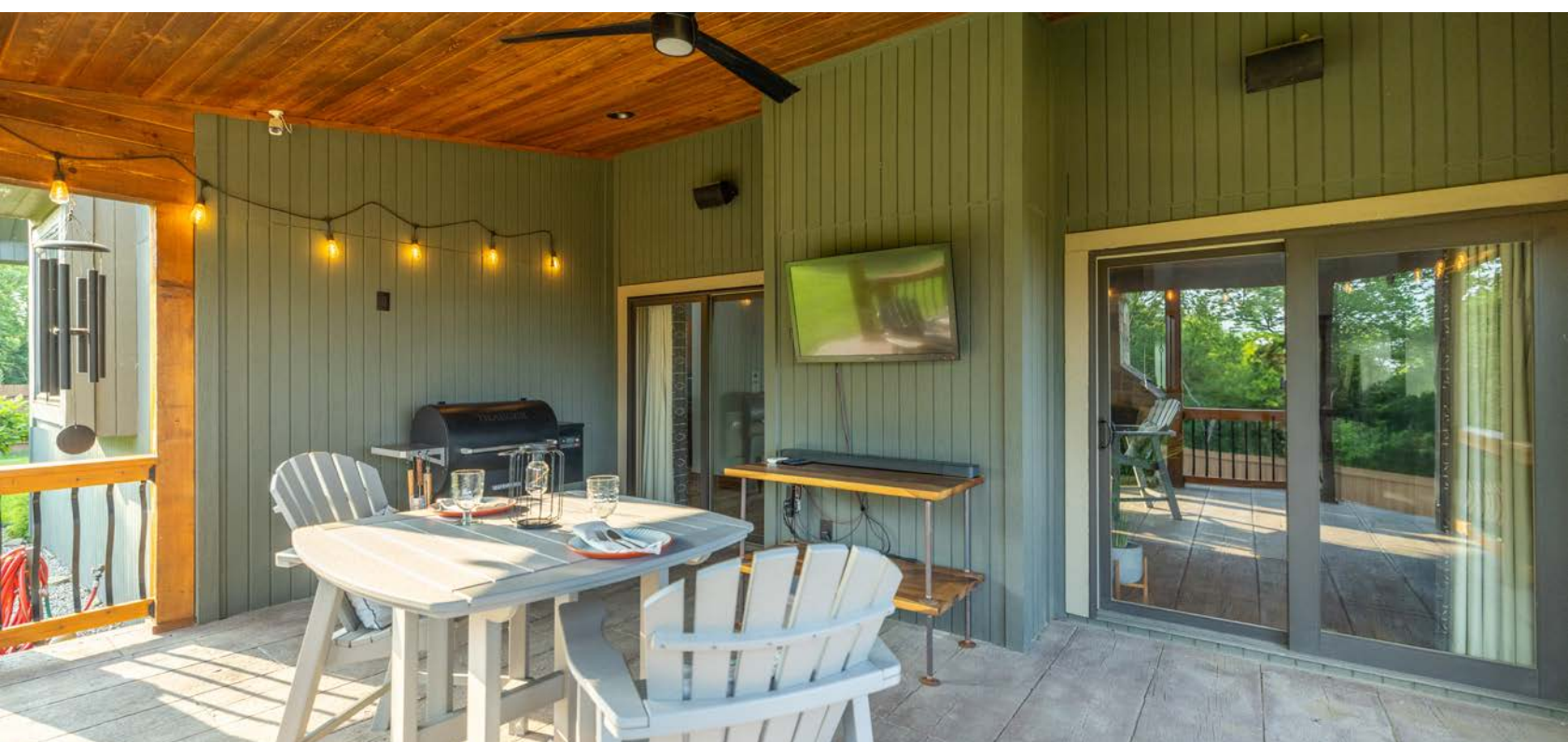
MASTER BEDROOM WITH SPA-LIKE ENSUITE

The generously sized master suite, located on the main level, offers breathtaking views of the backyard and a sense of serenity and luxury. The spa-like ensuite bathroom is a true masterpiece, featuring a Japanese soaking tub nestled in the corner with a view of the property or the mounted TV on the wall.



EXPANSIVE COVERED BACK DECK

The expansive covered back deck, made with stamped concrete and accented with cedar, provides the perfect spot for relaxing, dining, or entertaining while enjoying the peaceful surroundings.



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 39° 6' 7.61, -94° 59' 7.36

8-11S-22E
Leavenworth County
Kansas

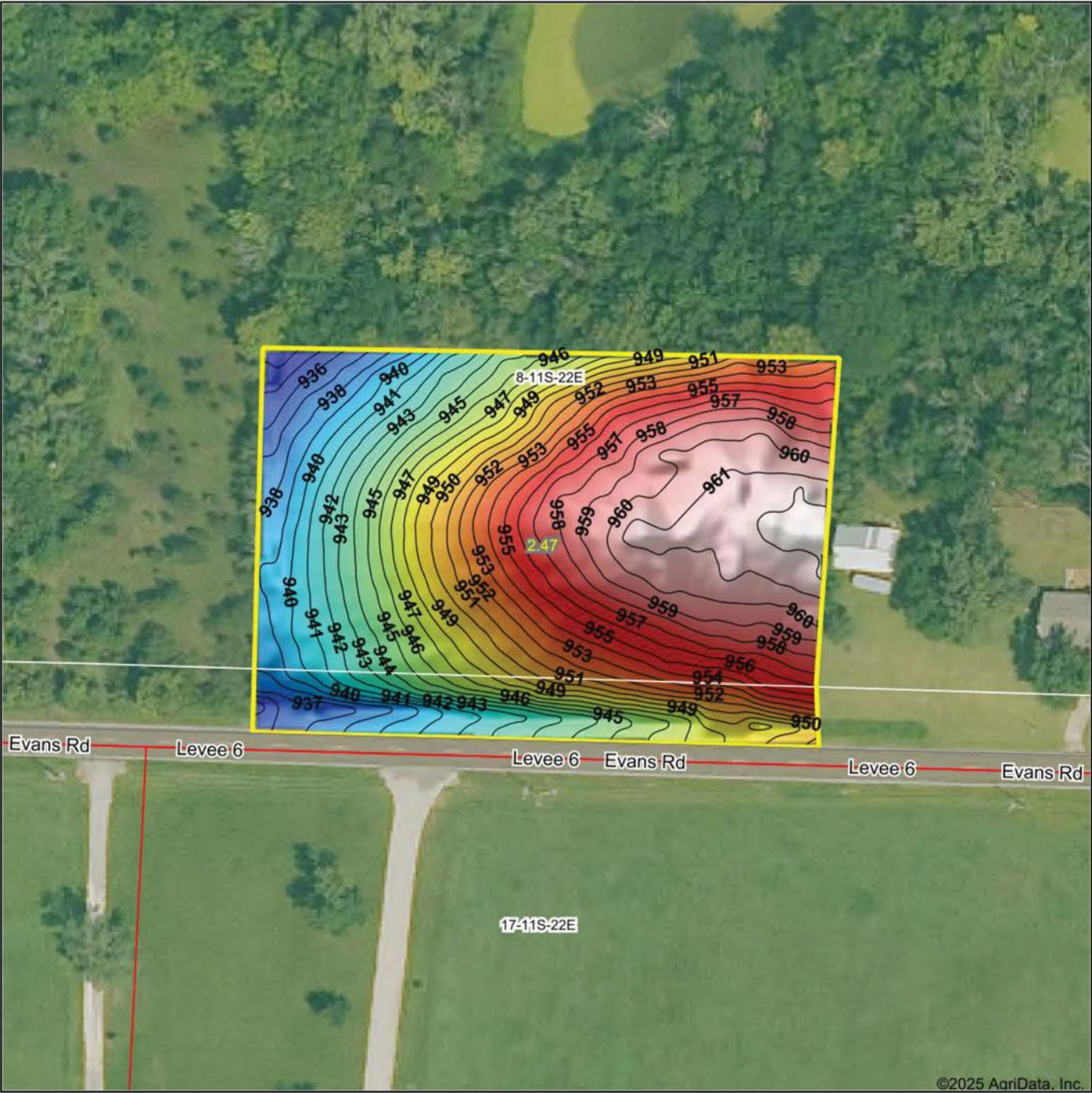
0ft 213ft 427ft



6/5/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

HILLSHADE MAP



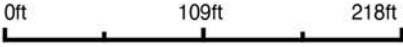
Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

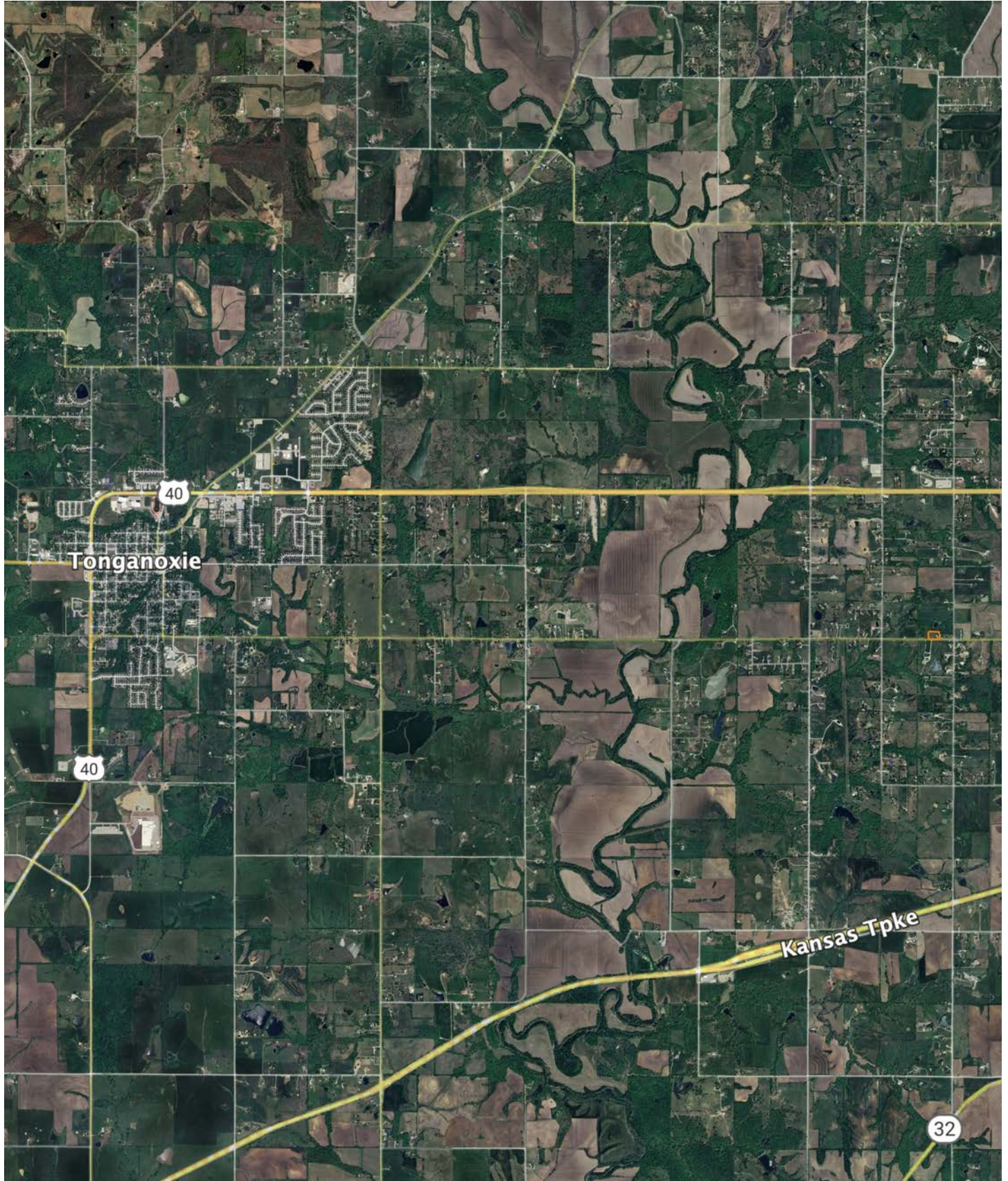
Source: USGS 1 meter dem
Interval(ft): 1
Min: 933.6
Max: 962.4
Range: 28.8
Average: 950.1
Standard Deviation: 7.84 ft



8-11S-22E
Leavenworth County
Kansas

Boundary Center: 39° 6' 7.61, -94° 59' 7.36

OVERVIEW MAP



AGENT CONTACT

Andy Anderson came to Midwest Land Group with a 20-year history of successful business ownership. Whether working with customers or other companies, Andy's business philosophy of being open and honest gains customers for life is always spot on. His customers appreciate the truth, even if it's not what they want to hear. They are astonished by his ability to remember them years down the road, and many gladly refer Andy to their friends and family. Andy applies this same business philosophy to his land sales every day. He joined Midwest Land Group because he liked being treated the way he treats others. A Midwest Land Group agent helped Andy sell his personal farm years ago. Being on the client side of the transaction, he appreciated his agent's honesty and realistic approach, which matched Andy's business philosophy to a T, and it's what his clients have come to expect from him as their Midwest Land Group agent. "Some agents with other companies are too worried about the purchase or sale right now. I want my clients to call me again 10 years from now. I work hard to deserve their trust and ensure they are comfortable recommending me to their closest family and relatives," explains Andy. Being upfront and realistic gives his clients peace of mind that they will receive the best value for their land.

Andy knows Missouri property. He's not only owned local farmland, but he's a state native. Andy is from Springfield and attended Missouri State University. "I was a sports guy, but have always loved the outdoors. It was my father-in-law who took me under his wing and taught me how to hunt and fish," Andy says. He found his niche behind a camera, capturing hunts on video. He's passionate about hunting, but finds even more excitement in filming other hunters on their big day. Andy is an active member in his local branch of the Quality Deer Management Association and through that association he was given the opportunity to film a youth hunt held for military children who'd never hunted before. These types of activities are near and dear to Andy as the video not only preserved child's excitement, but also can now be with him and shared with family and friends forever.

Andy is an active New City Church member and a discipleship leader where he helps others lead a more altruistic life. He and his wife, Christie, are empty nesters with a son studying pre-law at K-State. While Christie earns her master's in geography, Andy puts his love of the outdoors to work, helping his clients navigate land deals with confidence and giving them the honesty they deserve. Contact him today for sound advice when you're ready to buy or sell your next farm.



ANDY ANDERSON,
LAND AGENT

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