MIDWEST LAND GROUP PRESENTS

COWLEY COUNTY, KS

5 ACRES | 229 SPRINGGATE, ARKANSAS CITY, KS 67055

MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

LUXURY HOME ON 5 +/- ACRES WITH GUNITE POOL & 60'X48' HEATED SHOP

Luxury, space, and functionality come together at 129 Springgate in Arkansas City, Kansas. Situated on approximately 5 +/- acres in one of the area's premier neighborhoods, this impressive 4-bedroom, 4-bath home offers approximately 4,908 square feet with a full basement, extensive high-end updates, an in-ground gunite pool, and an exceptional 60'x48' heated shop. Built in 1996, the home underwent major modifications and renovations around 2020, creating a property designed for comfortable everyday living as well as entertaining on a large scale.

At the center of the home is an expansive custom kitchen featuring an oversized island, extended-depth countertops, two ovens, abundant cabinetry and drawer space, and pull-out shelving throughout. A separate butler's pantry with reverse osmosis provides additional prep and storage space. High-end lighting, detailed finishes, and an open layout connect the kitchen to multiple gathering areas, while three separate living spaces give everyone room to spread out.

The home was built for entertaining. A full theater sound system extends throughout multiple rooms in the home and the large back porch. Walls of windows bring natural light into the rear living areas and create a seamless connection between the interior and outdoor spaces.

The primary suite provides a private retreat complete with remote-controlled shades and a luxurious bath featuring a jetted tub and oversized shower with multiple body jets. Additional amenities include a separate steam shower, laundry/office room, three-zone climate control, ADT security system, whole-house generator, and wood-burning fireplaces on both the main level and in the basement.

The full basement offers an incredible amount of additional living space. Two bedrooms are located downstairs, including one with a walk-in closet, along with an expansive recreation/living area centered around a second wood-burning fireplace. Use it as a game room, kids' area, man cave, media space, or take

advantage of the generous footprint to create additional offices or rooms.

Outside is where this property truly separates itself. The in-ground gunite pool, approximately 3.5'-5' deep, was designed so nearly the entire pool can be enjoyed for swimming, relaxing, and entertaining. The spacious patio, landscaping, large covered porch, and surrounding acreage create a private outdoor setting with plenty of room to gather.

Just beyond the home sits the impressive 60'x48' insulated and heated shop. It features two large propane heaters, a bathroom, a loft, 220V power for a welder, 200-amp electrical service, large overhead doors, and newer metal roofing and siding. With 2,880 square feet of shop space, there is plenty of room for vehicles, equipment, a boat, UTVs, hobbies, storage, or a serious

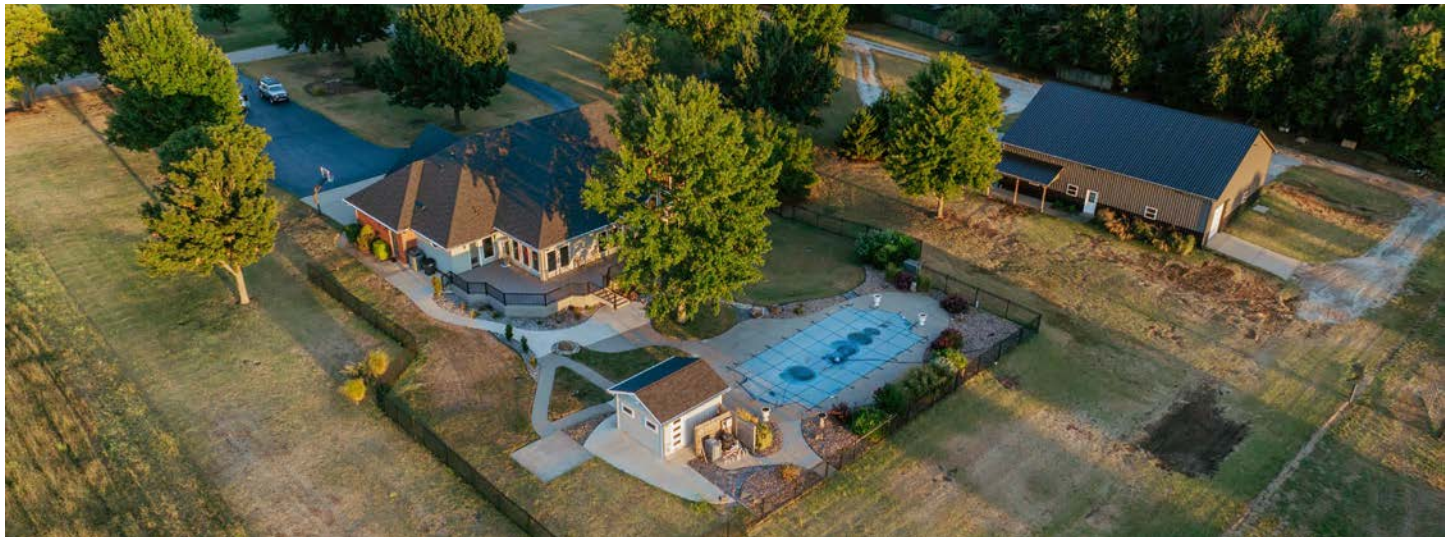
The acreage provides the space and privacy buyers often have to leave town to find, yet the property remains conveniently located near the Arkansas City Country Club/golf course and local amenities. For buyers looking outside the Wichita metro, Arkansas City also offers the opportunity to enjoy significantly more space without giving up reasonable access to Wichita.

From the custom kitchen and multiple living areas to the pool, large 3-car garage, acreage, whole-house generator, entertainment systems, and oversized heated shop, no expense was spared in creating a property that is as functional as it is impressive. 129 Springgate offers a combination that is difficult to duplicate. Contact listing agent Paul Smith for more information (918) 397-2737. Shown by appointment only.

PROPERTY FEATURES

COUNTY: **COWLEY** | STATE: **KANSAS** | ACRES: **5**

- Approximately 5 +/- acres
- 4 bedrooms, 4 bathrooms
- Approximately 4,908 sq. ft.
- Fully finished basement
- Three separate living areas
- Large custom kitchen with oversized island
- Double ovens + extensive pull-out cabinet shelving
- Oversized/extended-depth kitchen countertops
- Butler's pantry with reverse osmosis system
- In-ground Gunite pool – approx. 3.5'–5' deep
- Large covered back porch built for entertaining
- Whole-home theater sound system
- Primary suite with remote-controlled window shades
- Luxury primary bath with jetted tub & multi-jet shower
- Separate steam shower
- Two wood-burning fireplaces – main level & basement
- Whole-house generator
- Three-zone climate control
- Deer and turkey are seen frequently out back
- 60'x48' insulated & heated shop – approx. 2,880 sq. ft.
- Shop bathroom + loft
- Two large propane shop heaters
- 220V welder connection + 200-amp shop service
- Newer metal roof & siding on shop
- Two basement bedrooms – one with walk-in closet
- Massive basement recreation / entertainment area
- Dedicated laundry & office space
- High-end lighting & custom interior finishes
- ADT security system
- Spacious pool patio & landscaped outdoor living area
- Attached large 3-car garage
- Paved circular drive with additional access to shop
- Located near the golf course
- Acreage & privacy while remaining close to Arkansas City amenities
- Approximately 60 miles to Wichita, KS
- Buyers must have POF or pre-approval prior to showings



4 BEDROOM, 4 BATHROOM HOME

LARGE COVERED BACK PORCH

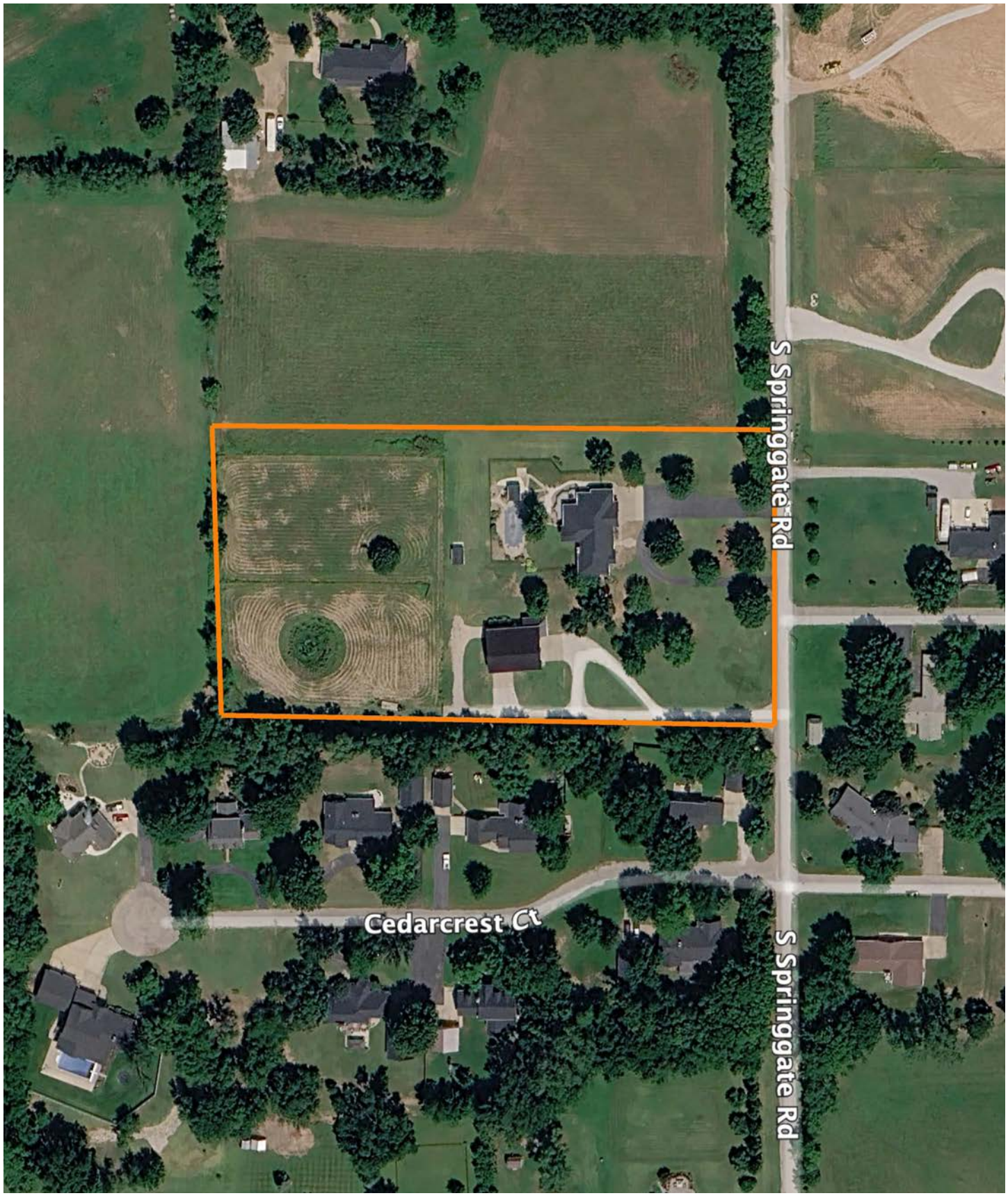
THREE SEPARATE LIVING AREAS

LARGE CUSTOM KITCHEN

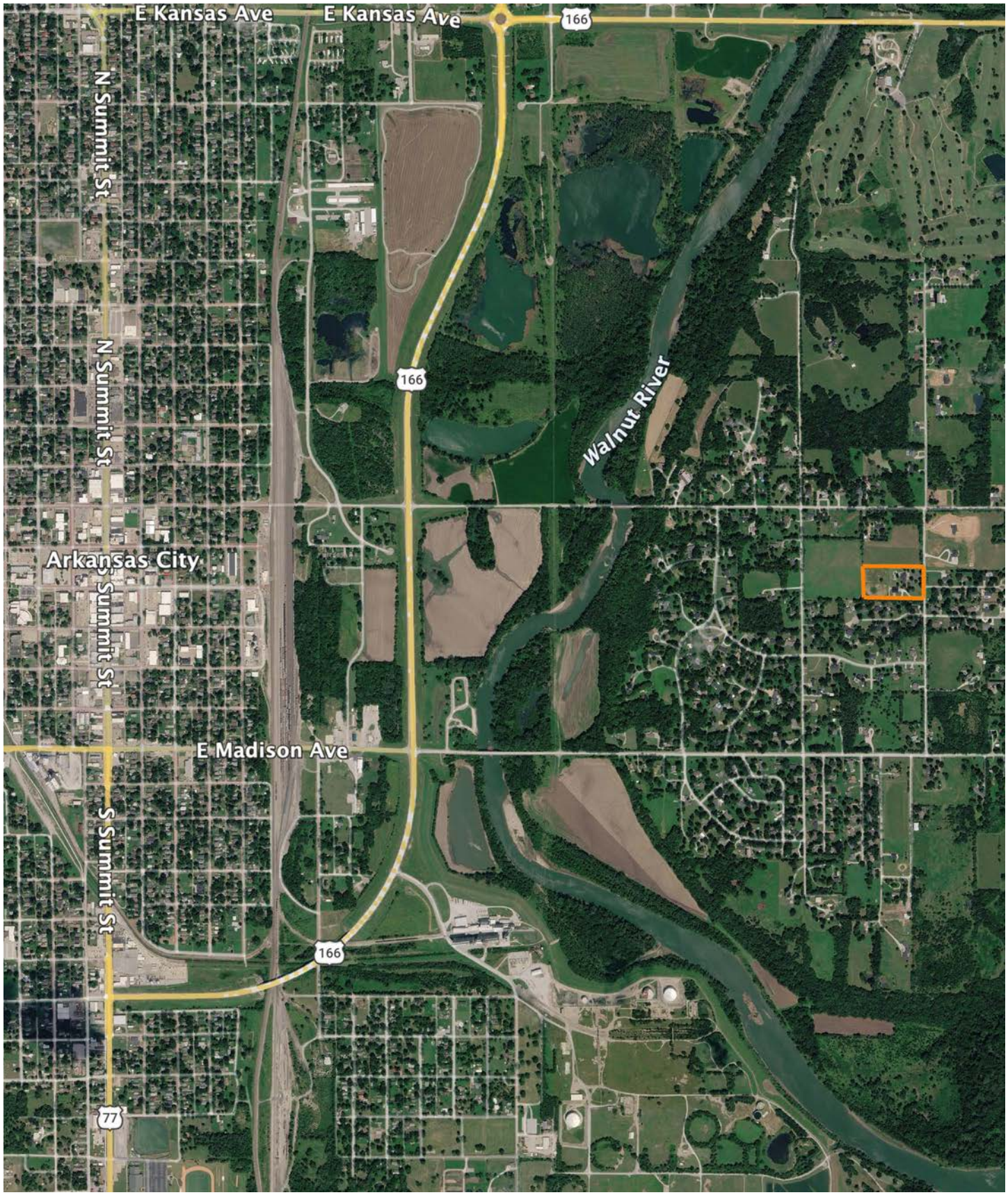
IN-GROUND GUNITE POOL

60’X48’ INSULATED & HEATED SHOP

AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Buying or selling real estate can be stressful and overwhelming and Paul is the kind of agent that loves to help people with their real estate needs. One of the reasons Paul came into this market is because he loves meeting new people and building lifelong relationships. Paul was born and raised in Oklahoma and a graduate of Oklahoma State University. He and his wife moved their family to live in Kansas for several yrs giving him an opportunity to know both markets and areas well.

With a lifelong obsession for the outdoors, hunting, and improving the land, Paul found his calling at Midwest Land Group, where he's able to fulfill his dream of working outdoors. He enjoys sharing a passion and talking with people about all facets of land – whether hunting, habitat improvement or investing – all while being able to create value for both his buyer and seller clients. When you work with Paul, rest assured he'll do everything he can to provide great customer service to reach the end goal of his clients.

Paul and his family reside in Oklahoma now and when he's not working, you can find Paul enjoying life and the outdoors year-round with his family. Paul is very active in his community helping coach youth sports and serving at his local Church. Paul lives with his wife Whitney and, together, they have three children, Ryker, Tymber, and PC. Give Paul a call today and let him help serve you in your real estate needs!

PAUL SMITH, LAND AGENT
918.397.2737
PSmith@MidwestLandGroup.com

MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, North Dakota, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.