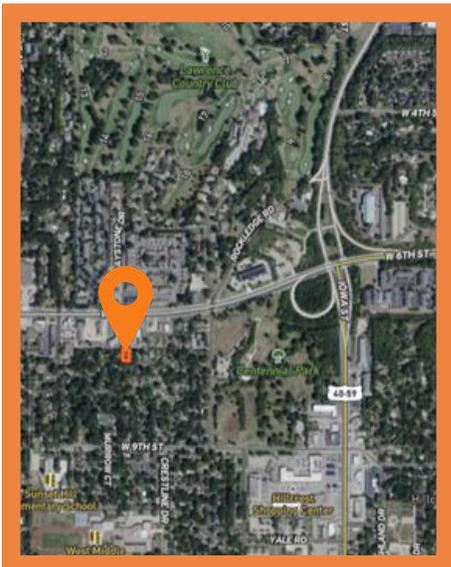




PRESENTING

MOUNDVIEW DRIVE

2608 MOUNDVIEW DRIVE
LAWRENCE, KS 66049



2608 Moundview Drive presents an opportunity for both investors and homeowners to complete a property with extensive updates already in place. Located in one of Lawrence's established neighborhoods within the Sunset Elementary School district, this home has been taken down to the studs and prepared for the next phase of construction. Improvements include new windows, front and back doors, siding on three sides, a roof installed approximately two years ago, new concrete driveway and back patio, and a new backyard shed ready for finishing. Major infrastructure updates include a new water service line with PEX plumbing—work that is largely complete except for the shed shingles and final siding on the fourth wall.

The sale includes materials to assist with completion, such as exterior and interior electrical panels, siding to finish the home, a one-piece tub/shower insert, and a new furnace and condenser ready for installation. Additional materials beyond those listed are also included. A full list of completed improvements and included materials is available upon request.

The property is being sold as a renovation-in-progress, offering flexibility for buyers to complete the home as desired or for investors seeking a project with significant potential. Design plans showing the seller's intended layout are available upon request, though no permits have been pulled or city approvals issued. Buyers should confirm with their lender that financing is available for a property where construction and remodeling are not complete.

Once finished, 2608 Mound View Drive can offer many features of a newly built home, with modern systems, new materials, and the opportunity to bring your own vision to life.

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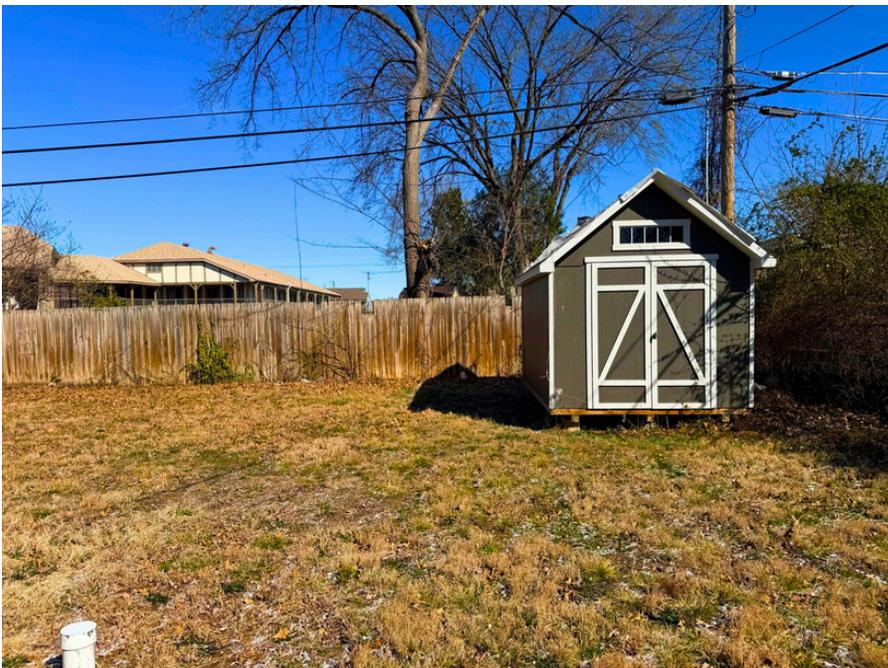
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