



**\$154,900.00**

**310 E Ash Street      Oberlin KS 67749**

Traditional Ranch home built in 1961.  
The Main floor has 1979 sq ft of living space.  
Pet free home.

Large eat-in Kitchen with lots of storage space, counter-top stove and built in oven and 2 pantry's,  
Large Formal Dining Room  
Laundry area  
2 full Bathrooms,  
Bedroom / Office / Craft room (just off the front entry)  
2 Bedrooms on main floor that will both accommodate king size beds.  
Cedar Closet    Linen Closet in hall and in bathroom  
Entryway Closet  
Finished Basement with family room, one bedroom, storage room (could be another bedroom)  
    Rough in for bathroom, sound room/office  
Extra Large 2 car attached garage,  
Large Corner lot,  
Window wells with covers  
Spacious concrete patio for entertaining, new in 2010.  
Nice well kept yard and lawn.  
Underground sprinkler system front and back yard  
New High Efficiency furnace, AC, Soft water, sump pump, RO and attic insulation in 2010.  
New floor coverings, 2 inch faux wood blinds, fans, lights and garage door openers new in 2010.  
New gutters in 2010  
New wiring for garage outlets and lights in 2010  
Storm Windows  
Large windows are double-pane  
New roof in 2006  
Close to schools, City Park and swimming pool.  
Quiet neighborhood

**Call Marsha/Gary Richards  
Home Range Real Estate, Inc.**

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