



4 Bedroom, Full Bath Home on 1.3 acres
401 W. Frontier Pkwy, Oberlin, Kansas
\$88,000.00 1,752 Sq. Ft.
Detached Oversized Garage, Garden Shed
Built approximately 1935; Remodeled 2019 Taxes =\$1249.10

MAIN FLOOR: 9' Ceilings; 1,349 sq. ft.

Living Room = 25'6" X 14'9". Newer Carpet over Hardwood

Eat-In Kitchen = 16'1" X 13'4". Oversized Stainless Steel Sink. Vinyl Plank Flooring Replaced 2010; Appliances Negotiable.

Sun Room: 12'6" X 15'10"
New Windows 2019

Back Entry/Laundry Room = 6'7" X 12'2".
Washer/Dryer Negotiable.

Ground Floor Bedroom: = 12'5" X 10'8". Closet
Opens to **Full Bath** = 12'2" X 9'7"; Extra Closet in Bathroom

SECOND FLOOR: All Refinished Hardwood Floors
North Windows Replaced 2018.

- ***West Bedroom** = 8'6" X 9'8" *Nonconforming-no closet
- ***South Bedroom** = 15'2" X 9'3", closet
- ***East Bedroom** = 20'11" X 13'3", *Nonconforming-no closet
- Landing** = 8'9" X 9'8"

Basement: Storage/Mechanical Room: HE Furnace, Hot Water Heater, Reverse Osmosis, Water Softener

UPDATES 2018

NEW METAL ROOF, STUCCO, GUTTERING, AND PAINT on House; New Asphalt Shingles on Garage & Shed. New A/C

EXTRA FEATURES:

Attached Single Car Garage
24' X 24' Detached Double Car Garage with Wood-burning Stove, Insulated Walls, Workbench.

Underground Sprinkler System hooked up to Well Water. Well house includes a submersible pump and pressure tank.

Garden Plot
Mature Evergreen Trees
Fruit Trees: Apricot, Apple, and Peach.

High Efficiency Furnace 2010.
 Most Electrical Replaced.
 New Electric Box

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