



**\$159,000.00**

***Completely Remodeled***  
**3 Bedroom 1 Bath**  
**Bungalow Style Home**  
**With lock-off 1 Bedroom. 1**  
**Bath Apartment**  
**114 N. Griffith Ave.,**  
**Oberlin, KS**

**Built 1910, Remodeled 2023-2024**

**2024 Taxes = 207.89**

**Total Sq. Ft. = 1,119**

**Average City Utilities: \$ 386.65**

**Natural Gas: \$55.00/month**

**Many Updates: new electrical, new flooring, new siding, new bathrooms, new drywall & paint, new windows and much more.**

**ONE FLOOR:** 1,119 sq. ft. New Flooring  
 (All measurements are approximate)

**Kitchen:** 11 X 11.5" Black Painted Wooden Cabinets, Formica Countertops; Appliances Included (Refrigerator, Gas Range, Dishwasher).

**Living Room:** 16' X 20' with separate mini-split furnace/AC unit (new November 2024).

**Dining Room:** 12.75' X 15.5'

**Main Bedroom #1:** 13.33' X 13.28

Connected to Private Bath and Laundry.

**North Middle Bedroom #2:** 11.5' X 10'

**West Bedroom #3:** 10' X 11"

**Bathroom:** 10.5' X 5'6"; Tiled Floor, Tiled Tub/Shower

**Laundry:** 11.5' X 8.5'

**Sun Room:** 20 X 8.5'

**Lock-off 1 Bedroom, 1 Bath Unit.** Could be used as an en suite bedroom, a mother-in-law suite, or rented separately. Has separate mini-split heat/AC unit (new November 2024). Separate Entrance. Car Port.

Kitchenette: 6.5' X 6.63'. Apartment size refrigerator. Oversized stainless steel sink.

Living Room: 12.4' X 11'

Bedroom: 12.4' X 7.5.

Bathroom: 6' X 11'. Step-in Shower. Built-in closet, shelves.

**ADDITIONAL FEATURES:** All New Electrical. New interior and exterior paint. New Windows. New Separate Mini-Splits in Living Room & Lock-off Apartment

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