



4 Bedroom*
(*non-conforming in basement), 1 Bath
Detached Double Car Garage
808 N. Griffith Ave.,
Oberlin, KS
Price Reduced
\$89,000

Built 1920 2024 Taxes = \$374.06

Total Sq. Ft. = 1,620

Average City Utilities: \$ 122.86

Natural Gas: \$58.00/month

1st FLOOR:

(All measurements are approximate)

Kitchen: 10.94' X 13.33 Appliances Included: Refrigerator, Electric Range, Microwave. Double Stainless Steel Sink. Hardwood Floor.

Living Room: 13.47' X 11.96'. Hardwood Floor.

East Bedroom #1: 13.44' X 8.60'. Hardwood Floor.

North Bedroom #2: 14.47' X 8.9'

Main Bath: 7.5' X 4.89'; Corner shower with tile surround. Tile Floor.

Back Porch Landing: 9.62' X 11.89. Carpet.

BASEMENT: (All measurements are approximate)

***North Bedroom #3:** Nonconforming. 11.10' X 10.37'. Carpet.

***South Bedroom #4:** Nonconforming. 13.38 X 9.38'

Bathroom/Laundry/Storage: 29.95' X 11.19'. Toilet. Washer and Dryer included.

ADDITIONAL FEATURES: 88' X 120' lot. Detached 22' X 18' garage with metal roof. Mature fruit trees (apple, pear, apricot). New roof and guttering 2022. Hot Water Heater 2021. Newer Heil furnace. Whole House Water Filter

HOME RANGE REAL ESTATE

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