



Built 1965  
 1,300 sq.ft.  
 2 Bedroom  
 1 Bath  
 All  
 Appliances

**\$99,900.00**

**2 bedroom, 1 bath RANCH STYLE Home**  
**307 S. Elk Ave.**  
**Oberlin, Kansas \$99,900.00**

Built 1965      1,300 sq. ft.      '24 Taxes \$1,543.90  
 Average City Bill (Electric, water, sewer, and trash) = \$133.05

**Eat-in Kitchen: 17'4" X 10'2"**

Appliances included: Refrigerator, Wall Oven, Microwave, and Gas Range (1 year old)

**Living Room: 21'4" X 12'10"**

Pine siding feature wall, Vinyl Plank Flooring, Coat Closet.

**North Bedroom: 16'6" X 12'10"**. Newer neutral carpeting. Large Closet

**South Bedroom: 13'8" x 12'9"**. Newer neutral carpeting. Large Closet

**Bathroom/Laundry Area: 7'5" X 7'1"**. Newer Tub/Shower Surround and Toilet.

**Laundry Room: 16'5" X 6'1"**; Opens to Attached Single Car Garage. Extra Built in Storage.  
 Washer and Dryer Negotiable.

**Oversized Single Car Garage** with Workspace, Extra Storage Space.

Doorway and Doggy Door to Outside.

Forced Air Furnace and A/C, Hot Water Heater, Rented Water Softener.

**Updates:** New Roof (2022); Chain Link Fence (2023); Exterior Painting (2023); New Storm Windows (2024); New North Guttering (2025); New 5' Fenced Side Yard Accessible From Garage. Garden Shed. Riding Mower Negotiable. Removed 2 Trees in Side Yard.

**HOMERANGEREAL ESTATE, INC.**

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