



4 Bedroom, Victorian Home  
211 N. Rodehaver St., Oberlin, Kansas

**Was \$199,900**     **Now \$179,900**

Built 1906    Main Floor app. 1,1313.5 sq. feet    2<sup>nd</sup> Floor app 855 sq. ft.    Total = 2168 sq. ft.  
2020 Taxes = \$1065.88

Midwest Energy 2020-2021 Average Monthly Bill = \$45.00

2020-2021 Electric/Water/Sewer/Trash Average Monthly Bill = \$140.00

**Main Floor:** (All measurements are estimates) **All Furnishings are Negotiable**

Kitchen with Eating Bar: 12'8" X 12'3"; Built-in Hutch: *Gas Range, Dishwasher (Negotiable)*

Butler's Pantry: 9'4" X 9'11"; Extra Storage; *Refrigerator (Negotiable)*

Laundry Area: Stackable Washer/Dryer Negotiable

Formal Living Room/Parlor: 14'3" X 13'4"

Living Room/Rec Room: 15' X 13'3"; Built-in China Cupboard, Bay Window

Dining Room: 12'8" X 13'8"

Main Bedroom #1: 13' x 11'5" with Armoire

Bathroom: 5'4" X 6'2"; Claw Footed Tub with Shower

**Upper Level:**

SW Bedroom #2: 13' X 14'2"

Middle South Bedroom #3: 13'5" X 13'3"

NE Bedroom #4: 11'9" X 13'4"

Bathroom 12'2 X 8'1"; Claw Footed Tub with Shower

**Additional Features:**

Spacious Corner Lot    Underground Sprinkler System    Garden Shed

Original Refinished Flooring    Period Style Kitchen    Security System

Newer Furnace and Air    Updated Electrical    Repainted Exterior

**HOME RANGE REAL ESTATE, INC.**

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