



Built 1952

**Bungalow
308 W. Oak**

**2 Bedroom *
2 Bath**

\$85,000.00

MAIN FLOOR: 1205 sq. ft.

Kitchen: 14'10" X 10'6"

All kitchen appliances included
(Refrigerator with ice maker, Gas Range,
Dishwasher)

Living Room/Dining Room: 16'5 X
25'6"

Refinished Original Oak Floors 2021
Opens to new deck 2020 and back yard

Bedroom #1: 13'4" X 13'2"

Original Oak Hardwood

Bedroom #2: 14'2" X 11'8"

Original Oak Hardwood, double closets

New Interior Paint 2019

Bath: 9'5" X 6'8"

5' Walk-in Shower

Attached one-car garage

Newer Central Heat and A/C

BASEMENT: 1205 Sq. ft.

Basement gutted and ready for new
layout

Recreation/Family/Hobby Room:
24'10" X 14'3"

Intact Basement Bath/Mechanical
Room: 15'9" X 15' includes stall
shower, sink, and toilet

Laundry Room: 11'3" X 11'11"

*Nonconforming Bedroom #3: 13'4 X
13'2". No egress window.

ADDITIONAL FEATURES:

Covered Porch, New Deck 2020

New Roof 2018, New Windows 2018

New Exterior Paint 2018

61' X 140' Lot

Water Softener

Reverse Osmosis

2021 Updated Electrical

New Electric Breaker Box

HOME RANGE REAL ESTATE, INC.

Marsha Richards, Broker

702 N. Penn, OBERLIN, KANSAS 67749

785-475-3740 www.homerangerealestate.com