



**3 Bedroom\*, 2\* Bath Bungalow Style Home \$79,500**

118 S. Cass Ave., Oberlin, Kansas

Built 1931

2021 Taxes = \$921.72 app.

**MAIN FLOOR:** app. 1,077 sq. ft. (all measurements are approximate)

**Entry:**

Coat Closet, New Front Door

**Living Room/Dining:** 29'9" X 13'9"

Built in Display Cupboard, Original Oak Flooring, Carpet in Dining Area.

**Kitchen:** 15'9 X 14'4"

*Appliances Included:* Refrigerator, electric range, built-in dishwasher

- Lots of Counter Space and Cupboards.
- Dining area with Built-in Display Cabinets.
- Pantry/Extra Storage Cabinets in Kitchen
- Kitchen Opens to Back Deck and chain-link fenced Back Yard.

**SW Bedroom:** 11'2 X 10'2"

**SE Bedroom:** 18'5" X 10'2; Carpet

**Bathroom:** 6'6" X 6'2" with Tub/Shower

**BASEMENT:**

\*Area for bedroom or storage: 11'7" X 10'11"

Storage Room: 28'10" X 11'7

Laundry Room: 18'6" X 12'4": Washer and Dryer Included

\*Basement Bathroom area is in Laundry Room and Includes an Oversized Sink, Toilet, and Stall Shower

**Additional Features:**

2009 Furnace                      2011 A/C

2018 Radon Mitigation System

2009 Weatherization: Exterior/Attic Insulation, New Windows, New Front Door

New Roof, Guttering and Partial Siding TBD 2022 (due to June 7, 2022 Hail Storm)

Detached Single Car Garage with Automatic Opener                      Chain-Link Fenced Back Yard

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