



2 Bedroom* 1 Bath Ranch 409 N. Wilson
Was \$94,500 Now \$84,500

Built 1960

2021 Taxes = \$1,315.00

Average City Utilities: \$250 month

***Basement has potential for bedrooms and bathroom-No Egress Window**

MAIN FLOOR: 1,044 sq. ft.
(All measurements are approximate)

BASEMENT: approximately 1,044 sq. ft.
(All measurements are approximate)

Eat-In Kitchen: Refrigerator & Range included. Dishwasher Negotiable.
Linoleum Flooring

Living Room: Carpeted

Den: Carpeted

SW Bedroom #1: Original Hardwood Flooring

SE Bedroom #2: Has hook-up access for washer and dryer from previous owner.
Original Hardwood Flooring

Bathroom: Tub/Shower

Two Large Open Rooms

Recreation/Family/Hobby Room: 35'5" X 14'

LAUNDRY/MECHANICAL ROOM: 32'5' X 13'3". Furnace, Hot Water Heater (New 2022); Washer and Dryer included. Utility Sink. Freezer included.

***Plumbing Stubbed in for Bathroom**

***Potential for bedrooms**

ADDITIONAL FEATURES:

Attached Single-Car Garage
Chain-link Fenced Back Yard
Tool Shed

Will have new roof and siding replaced on North and West Side of House.

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