



4 Bedroom**, 1 3/4 Bath Ranch Style Home with Walk-Out Basement
705 E. Washington, Oberlin, Kansas

\$159,900

Built 1975 1,118 sq. ft (each floor) Large 85' x 120' Lot 2022 Taxes = \$1884.78
Avg. Gas Bill = \$95.00 Avg. City Bill (Elec/Water, Sewer, Trash) = \$250

IMPROVEMENTS: 2022 New Roof 2022 New Walk-Shower in Main Floor Bath 2019 New Siding
2016-2017 New Pella Windows 2012-2013 Underground Sprinklers Sienna Glen Maple in Front and Back
and Flowering Pear in Front. 2010 Deck, French Doors, Stamped Concrete Patio – Walk Out From Basement

MAIN FLOOR

Living Room: 17' X 13'5"; carpet, coat closet

Kitchen: 11'6" X 8'2"; laminate flooring, *all appliances included* (electric range, refrigerator, and dishwasher)

Dining Room: 10'2" X 11'8"; French doors to covered deck. Storage closet (previously used for laundry. Hook-ups, still available).

Three (3) Bedrooms: *Middle Bedroom* (10' X 10') ceiling fan, carpet. *Northwest Bedroom* (10' X 11') ceiling fan, carpet. *Southwest Bedroom* (11'9" X 12'1") ceiling fan, carpet with attached 6' X 6' Laundry Area and Sink, Linoleum (previously used as bath). ***Stacked Washer and Dryer Included.***

Attached 2 Car Garage - 23' X 26'

BASEMENT

South Side: 12'2" X 22'6" **Family/Craft/Playroom** with Walk-out Door to Back Yard, Carpet

***North Side:** 12'1" X 25'2" **Family/Craft/Playroom** with Closet, Carpet, No Door (Previously used as Bedroom)*.

****Nonconforming Southwest Bedroom:** 11'7" X 12'2"; Garden Level Windows, Carpet, No Closet

***Nonconforming Northwest Bedroom:** 12'1" X 11'10"; Closet, Small Windows (No Egress), Carpet

Bathroom: 8'8" X 7'9"; Stall Shower, Sink, Toilet; Garden Level Window.

Large Fenced Back Yard with Garden Shed. Mature Large Ash Trees in Back Yard.

Brokered by: Home Range Real Estate, Inc.

Call Marsha or Gary Richards, Brokers

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