



3\* Bedroom, 2 Full Bath Home

**106 N. Rodehaver Ave., Oberlin, KS**

1,416 sq. ft. (including basement) 3\* Bedroom, 2 Full Bath Home

Built 1924

2022 Taxes \$443.68

Average Natural Gas = \$80/month

**\$65,000**

**MAIN FLOOR:** 708 sq. ft.

**Kitchen:** 15' X 8"; Galley Style with built in Eating Bar and 5 Bar Stools; Laminate Flooring; Can Lighting.

Appliances included: Refrigerator, Range, Microwave; Nice Cabinets. New Tile at Back Door Entry.

**Living Room:** 14'3" X 11'2"; Laminate Flooring; New Curtains

**Bathroom:** 7'8" X 6'2; newer tub/shower surround, toilet, and vanity. Tile Floor. Linen closet in hallway. New Exhaust Fan.

**Southeast Bedroom:** 12'9" X 11'5". Newer laminate flooring. Closet. New Curtains.

**Southwest Bedroom:** 9'2" X 9'6". Newer laminate flooring. Closet. New Curtains.

**BASEMENT:** 708 sq. ft.; Open Ceiling; Painted Cement Floor.

**Large Open Room:** 26' X 10'9"; Painted cement floor. Potential for Theater/Hobby/Family/Game/Playroom.

**\*Non-conforming Bedroom** (no egress window): 11' X 11'; Painted Cement Floor; Open Ceiling; Large Closet.

**Adjacent Full Bath with Laundry area (Washer and Dryer included):** 13'6" X 10'3"; Tub/Shower, Separate Vanity/Sink Area; Painted Cement Floor; Open Ceiling; Linen Closet. Newer Breaker Box

**Additional Features:** Newly Painted Front and Back deck. Privacy Fenced Back Yard. *Roof 2022. Hot Water Heater 2022.* Partial Siding Replacement on West and North side. Leaded Glass Front Door. *New Paint Up and Down.*

***CONTACT: MARSHA RICHARDS,  
BROKER***

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