



**\$299,900.00**

**402 N. Ingalls  
Ave., Oberlin,  
KS**

**Ground Floor 2-Unit Duplex      Each Unit = 2 Bedroom, Full Bath**

**Unit 1 includes Kitchen Appliances** (Refrigerator, Range, Dishwasher, Microwave, Washer, & Dryer)

**Unit 2 includes Kitchen Appliances** (Refrigerator, Range, Microwave)

**Attached Garage   Built 2003   Underground Sprinklers in Front.**

**Unfinished Garden Level Basement with Walk-out. Ready to be Finished for 2**

**Additional Units or to use for additional storage for main floor units.**

**Extra Large Lot 175' X 375''   Attached Double Car Garage Shared by Both Units**

**Covered Front Porch (Both Units)**

**Average Electric, Water, Sewer, Trash = \$321 (Both)   Average Natural Gas = \$110.00**

**2022 Taxes = \$3,079.72**

**MAIN FLOOR (both units):** approximately 2,016 sq. ft. (all measurements are approximate)

**UNIT 1 (SOUTH SIDE):**

**Covered Front Porch**

**Kitchen:** Refrigerator, Range, Microwave, Dishwasher included

**Dining Area**

**Laundry Area off of Kitchen:**

Washer & Dryer Included.

**Living Room** opens onto private deck

**SE Bedroom #1**

**SW Bedroom #2**

**Bathroom:** Tub/Shower

**SHARED BASEMENT:** approximately

2,016 sq. ft. (BOTH SIDES)

**SHARED DOUBLE CAR GARAGE**

**UNIT 2 (NORTH SIDE)**

**Covered Front Porch**

**Kitchen:** Refrigerator, Range, Microwave included (No dishwasher in this unit).

**Laundry Area:** No Washer and dryer

**Living Room** opens onto private deck

**NW Bedroom #1**

**NE Bedroom #2**

**Bathroom:** Tub/Shower

**SHARED BASEMENT**

**ADDITIONAL FEATURES:**

Lennox Furnaces in Basement. Shared 50-gallon Hot water Heater. Roof Replaced 2022. New North Side Guttering and Fascia 2023; Private Decks on Each Ground Level Unit; Sprinkler System Front Yard.

**HOME RANGE REAL ESTATE, INC. 785-475-3740**

**[www.homerangerealestate.com](http://www.homerangerealestate.com)**

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