

**Reduced from
\$238,000 to
\$198,000**



**612 W. Hall
St.,
Oberlin, KS**

6 Bedroom, 2 1/2 Bath Split Level Home 2022 Taxes = \$2,515.64 Vented Wood Soffit
Attached Single Car Garage and attached Car Port Behind Large Corner Lot 100' X 127'
Built 1961 New Roof and Guttering Installed 2022-2023
Average Electric, Water, Sewer, Trash = \$214 Average Natural Gas = \$83.00

MAIN FLOOR:

Living Room 24'3" X 14'5". Carpet. Coat Closet.

Kitchen/Dining Area 16'8" X 13'. Pantry cupboard. Electric range with over-the-range microwave and exhaust fan included. Built in dishwasher included. Garbage disposal. Reverse Osmosis. Built in desk. Laminate Flooring. Dining area separated from kitchen by a peninsula with a two-sided glass cupboard above. Easy Access to Back Door, Garage, and Carport:

Laundry Area with Back Door Walk-Out 7'3" X 7'6". Laundry Sink. Storage Cupboards.

SPLIT LEVEL (2nd Floor):

Full Bath: Separate sink and toilet area (6'6" X 10'3"). Separate tub/shower area (5'9" X 6'3"). Tile Floor. Linen Closet. Two additional Linen Closets in hallway.

4 Bedrooms:

NE Bedroom (Primary) 11'1" X 13'8". Carpet. Large Closet.

Adjacent Half bath 3'8" X 7'9". Separated from full bath and primary bedroom by pocket doors. Tile Floor.

NW Bedroom 10'3" X 12'6". Carpet.

SE Bedroom 13'8" X 12'4". Carpet.

SW Bedroom 13'8" X 12'3". Carpet.

GARDEN LEVEL BASEMENT:

Family/Craft/Hobby Room with Wood Burning Fireplace: 23'3" X 13'2". Carpet.

Secondary Kitchen with Sink/Bar Area 13' X 10'9". Linoleum.

Bathroom 9'11" X 5'9" with stall shower, toilet, sink. Hot water heater & Culligan water softener.

2 Bedrooms:

SW Bedroom 12' X 13'1" Carpet. Garden Level Windows.

SE Bedroom 12'3" X 13'8" Carpet. Garden Level Windows

ADDITIONAL FEATURES:

Two (2) Heil Furnaces- one on each level Air Conditioner 8' X 10' Garden Shed

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