



**Built 1968                      4 Bedrooms                      1 3/4 Bathrooms**  
**2,688 sq. ft. both levels    2019 Taxes = \$2,048.38**

**Ranch Style Home on 87' X 133' Lot Attached Double Car  
Garage**

**414 N. Grand, Oberlin, Kansas**

***REDUCED PRICE FROM \$225,000 TO \$213,000***

**MAIN FLOOR:**

- Living Room: 27'6" X 13'3"
- Kitchen: 11'8" x 12'2"; includes all kitchen appliances (Refrigerator, Electric Range, Over the Stove Microwave, Dishwasher).
- Dining Room Area: 21' X 12'3"
- Main Bathroom with Tub Shower: 10'9" X 6'9"
- Main Bedroom: 12'1" X 15'1"
- 2<sup>nd</sup> Bedroom: 13'6" X 12'2"; Lots of Built-In Storage

**BASEMENT LEVEL:** Lots of Storage

- Office Area: 11'1" X 12'6"
- SE Bedroom: 11'9" X 14'5"; Egress Window, Large Closet
- NE Bedroom: 15'7" X 12'; Egress Window, Large Closet.
- Large Open Space/Family Room/Recreation Room with Garden Level Windows: 14' X 19'2"
- Laundry Room: 13'5" X 8'9"; includes washer and dryer.
- ¾ Bathroom: 6'4" X 13'; Stall Shower, Separate vanity area.

**ADDITIONAL FEATURES:**

- 22 X 26'5" Double Car Attached Garage with Storage    Covered Patio/Deck    Mature Landscaping
- LARGE Privacy Fenced Back Yard    Garden Shed    Underground sprinklers – front and partial in back

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