



**HOUSE FOR
SALE
\$249,900.00**

106 S. Waldo Ave., Oberlin, Kansas \$249,900.00
3 Bedroom, 2 Bath, Upstairs Laundry
Attached 2-Car Garage with Extra Room
Detached 2-Car Garage w/Canning Cellar

Oversized Lot: 150' X 165' 1687 sq. ft. Main Floor 1687 sq. ft. basement Built 1945

2023 Taxes = \$3464.68 Average Monthly Elec., Water, Sewer, Trash = \$311.13 Average Monthly Gas Bill = \$63.00

Main Floor: 1687 Sq. ft. Original Refinished Hardwood Flooring

Entry: Entry Coat Closet. Door Opens to Garage. Tile Floor.

Living Room: 26'2" X 16'8". Wood-Burning Fireplace Insert. Cleaned in 2023. Cabinets both Sides of Fireplace. Original Hardwood Floors. Patio Doors Open to Outside Patio and Outdoor Kitchen.

Private 1st Floor Bedroom: 19'8" X 10'8". Walk-In Closet. Private Patio with Sliding Doors and Deck off Bedroom into private yard.

Bathroom: 10'8" X 9'5". Large Walk-In Shower, toilet, double sink.

Laundry Room: Directly off Living Room and Kitchen. Storage Cupboards. Washer & Dryer Negotiable.

Dining Room: 22'6" X 12'4". Bay Window.

Kitchen: 15'5" X 15'9". New Luxury Vinyl Stone-Look Kitchen Floor (February 2022). Painted cabinets and Island. Formica countertops.

New Door to be Installed that opens to Patio and Outdoor Kitchen. All appliances included: Stainless steel refrigerator, dishwasher (new May 2024), electric range (new May 2022), microwave.

Basement: 1687 Sq. Ft.. Carpet in bedrooms and Downstairs Sitting Area.

Family/Hobby/Craft/TV Room: 20'4" X 16. Luxury Vinyl Plank Flooring (LVP). Two Egress Windows.

Storm Shelter/Gun Safe Room: 14'4" X 11'5". Sound proof. Key pad Lock.

South Bedroom: 11'3" X 13'3". Carpet. Egress Window

North Bedroom: 13'3" X 11'. Carpet. Egress Window

Downstairs Sitting Room: 15' X 12'10. Seller's will offer flooring allowance due to paint stains on carpet. Potential for non-conforming bedroom. Has a Closet.

Bathroom: 9'4" X 7'8'. Newly Renovated with Custom Cement Shower. Luxury Vinyl Plank Flooring

Mechanical Room: Furnace. Water Softener & Reverse Osmosis Included.

Neighbor Surveyed Adjacent Property and Survey Stakes are Still Standing

Furnace and A/C Serviced by R & M Service Center July 2023

Possibility of Purchasing Empty Lot to the North

Outdoor Kitchen Patio: 23' X 25'. Storage Cabinets. Includes Blackstone

**New High Impact Roof 2022
(50 Year Shingles; Warranty Transferrable)
Pine Trees Sprayed for bugs Annually
Fenced Yard**

HOMERANGE REAL ESTATE, INC.

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