



101 S. Wolf Ave., Oberlin, Kansas \$330,000.00
5 Bedroom*(Basement Bedroom Nonconforming), 3 Full Baths, Upstairs Laundry
Attached Oversized 20' X 25' 2-Car Garage with Ramp
Detached 28' X 40' Wick Building w/Oversized Door for RV or Equipment Parking

Irregularly Shaped Oversized Lot 1568 sq. ft. Main Floor 1568 sq. ft. basement Built 2004
 2023 Taxes = \$4,364.22 Avg. Monthly Elec., Water, Sewer, Trash = \$145.60 Avg. Monthly Gas Bill = \$74.00
OPEN CONCEPT Main Floor: 1568 Sq. ft.

Open Concept Living Room/Dining Room/Kitchen: Total Dimension 27'8" X 25'. Open Sight Lines. Distressed Red Oak Hardwood Flooring. Vaulted Wooden Ceiling Beams.
Kitchen Area: 12'2" x 10'.

- Kitchen divided from Living Room & Dining Room by Granite Countertops with Bullnose edging.
- Size of Kitchen Footprint in Open Concept Measurements. Dimensions included in total sq. footage of Living Room, Dining Room and Kitchen. Tile Floor. Oak Cabinets, All Stainless-Steel Appliances. Sky Light. Pantry. Tile Backsplash. (Electric Range, Side-by-side refrigerator with water and ice on door, dishwasher, microwave).

Private 1st Floor Bedroom: 14'11" X 13'. Walk-In Closet. Carpeted

Private Bathroom: 13' X 6'9". Walk-In Shower, Large Jetted Tub, toilet, double sink. Tile Floor.

Laundry Room: 7'4" X 5' Laundry Sink. Off main Living Area. Opens to Garage.

Dining Area: Dimensions included in Living Room Measurement.

- Patio Doors Open to Outside Deck (Composite, replaced approximately 2019). Motorized Sun Shade Awning.

Hall Bath: 9'6" X 5'2"

Northwest Bedroom: 10' X 11' , Carpet

Northeast Bedroom: 11'9" X 10'6", Carpet

BASEMENT: 1568 Sq. Ft. Poured Cement Walls. Carpet in bedrooms and Downstairs Sitting Area.

Family/Hobby/Craft/TV Room/Sitting Area: 28'8" X 26'5". Walk-out Patio Doors to Basement Patio.

North Bedroom/Sauna Room/Den: 13'7" X 22'11". Pine Tongue & Groove Wall Siding. Sauna

- French Door Walk-Out To Basement Patio (Stamped Design). Sauna.

**Southeast Bedroom:* Non-conforming (no egress window). 11'6" X 13'10". Carpet.

Bathroom: 5' X 10'. Full bath/shower. Tile Floor.

Mechanical Room: 14'10" X 8'7" Carrier Furnace. Culligan Water Softener. Reverse Osmosis Included.

28' X 40' Wick Building
 Cement Floor
 220 Outlet
 Oversized Garage Door

Adjacent Property to the
 West is For Sale.
 Neighbor Surveyed Adjacent
 Property and Survey Stakes
 are Still Standing

A/C New July 2024
 New Roof 2022
 Hardi-Board Siding
 Anderson Windows
 Attached Garage 20'
 X 25' Insulated &
 Sheeted

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**All measurements
 are approximate.**