



1274 E. HWY 36, Oberlin, Kansas \$299,900.00
COUNTRY HOME WITH 9.89 +/- ACRES (4.5 Tillable acres)
Property Borders Sappa Creek on West/Oberlin Golf Course on North
4 Bedroom, 3 Full Baths, Upstairs Laundry
Attached Single Garage Detached 20' X 24' Block Garage (cement floor/electric)
Detached 20' X 21' Red Stiel Metal Building/Garage
25' X 30' 3-Stall with Gates Livestock Building (Dirt Floor) Pens
8' X 10' Storage Shed 32' X 22' Poured Basketball Court Hot Tub

*2310 sq. ft. Main Floor *720 sq. ft. 2nd Floor Bedroom/Bathroom *962 sq. ft. Unfinished Basement
 Built 1962 1973 = 24' X 36'* Addition

2023 Taxes = \$3,214.56 Avg. REA Electric = \$266.43 Propane Gas Bill = \$300/month

Main Floor: 2310 Sq. ft.*

Front Living Room: 24'8" X 13'. Original Hardwood Flooring

Dining Room: 11'9" X 13'5". Galvanized Steel Feature Wall.

Kitchen: 12'11" X 12'11": 2019 Stainless-Steel Maytag Appliances included - Electric Range, Side-by-side French Door refrigerator, dishwasher, microwave). New GFCi outlets. New Formica countertops. Granite Sink.

Southeast Bedroom: 11'7" X 12'10". Carpet

Northeast Bedroom: 9'5" X 10'7". Carpet

Hall Bathroom: 13' X 6'9". Tub/Shower, toilet, sink.

Laundry Room: 12'5" X 11'6". Extra cabinet storage and closet.

Mudroom (off Kitchen): 11'3" X 6'7". Sink.

Office (Previously used as dining room): 23'6" X 13'6". Large Picture Window overlooking property to the North.

Patio doors open onto side porch. 2nd A/C on West Side.

Sunken Living Room: 22'8" X 23'6". Rock-front Woodburning Fireplace. Large Picture Windows.

2nd Floor Primary Bedroom En Suite: (app. 720 sq. ft.*): 22'8" X 23'6.

Woodburning Fireplace. Built-in cabinets. Spiral Staircase

En Suite Bathroom: 6' 4" X 11'2" Full Bath/Shower; Double Sinks

2-Walk-in Closets: 6' X 12'; Smaller Cedar Walk-in Closet.

PARTIALLY FINISHED BASEMENT: (app. 960 sq. ft*) 36'8" X 26'4" Sq. Ft. Poured Cement Walls.

Craft/Hobby/Recreation Room: TBD. Potential for Basement Bar. Water supply and drain available.

South Bedroom (no egress window): 12' X 14' basement has two staircases for egress.*

Bathroom: 6' X 8'. New 48" X 36" Shower Base. New 4' Vanity. New Toilet.*

*North Bedroom: 10' X 12'**

Mechanical Room: Lenox Furnace. Culligan Water Softener Included. Newer Hot Water Heater. Reverse Osmosis Included.

Cedar Shake Shingles on Peaks
New Roof 2022
30 Year Malarkey Shingles
LP Smart Siding

****All measurements
are approximate.***

House has 2 furnaces
 2 A/C units. One each for
 original part of house and one
 for addition.
A/C New Motor 2021