



**3 Bedroom\* 3 Bath Mid Century Modern  
Ranch Style Home  
406 E. Oak, Oberlin, KS  
\$168,000**

Built 1962

2024 Taxes = \$3,247.44

Total Sq. Ft. = 2,640 (Main Floor and ½ Basement)

Average City Utilities: \$ 51.33

Average Natural Gas: \$143.47/month

One floor living: 2 bedrooms, 2 baths, living room, dining room, laundry on the main floor.

**MAIN FLOOR:** 1,760 sq. ft.

(All measurements are approximate)

**Living Room:** 21' X 13.6'. Woodburning Fireplace (not recently used). Built-in bookcase and knick-knack shelves.

**Entry:** 18'6" X 5'1", Oversized Coat Closet.

**Kitchen/Dining Room:** 20' X 18' Wooden Cabinets, Formica Countertops; Appliances Included. Laundry adjacent.

**Bathroom #2:** 6' X 5'7". Shower, Sink, Toilet. Located adjacent to Laundry off of Kitchen

**Bedroom #1 Southwest:** 15' X 12'. Closet with Built-in dresser

**Bedroom #2 Middle West:** 15' X 12'. Closet with Built-in dresser.

**Main Bathroom:** 8'4" X 8'. Tub, Sink, Toilet.

**BASEMENT:** approximately 880 sq. ft.

(All measurements are approximate)

**South Bedroom #3\*:** 15' X 16'5"

\*No Egress Window.

**Bathroom:** 6'11" X 8'. Shower, Sink, Toilet

**Family/Craft Room/Bedroom\*:** 22'7" X 12'. Has closet. Could be used as non-conforming bedroom. \*No egress window.

**ADDITIONAL FEATURES:** Oversized Single Car Garage: 16'9" X 25'4" with additional built-in storage cabinets and closets. Corner Lot. Small Yard.

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