



\$220,000.00

3 Bedroom* 3 Bath Ranch
424 N. Grand Ave., Oberlin, KS
\$220,000.00

Average City Utilities: \$199.90/month Natural Gas: \$73.04/month

***Basement Bedroom is Nonconforming (No Egress Window)**

MAIN FLOOR: 1,592 sq. ft.

(All measurements are approximate)

Kitchen: 15'6" X 9'1". Solid Surface Countertops.

Appliances Included: Stainless Steel French Door Refrigerator, 5 Burner Gas Range, Dishwasher (New November 2024), Built-in Microwave.

Living Room: 13'5" X 16'. Double-Sided Woodburning Fireplace with Gas Starter. Rock Front/Granite Hearth. Cleanout grate dumps in basement storage room. Carpet.

Den: 13'5" X 13'4". Double-Sided Woodburning Fireplace with Gas Starter. Brick Front/hearth.

Dining Room: 11'4" X 9'8". Sliding Door to covered porch. Carpet.

Laundry Room: 8'11" X 11'9". Washer and Dryer Included. Laundry sink. Doggy door to outside covered porch/fenced yard.

Bathroom off Laundry Room/Located inside of garage door: Walk-in Shower. 5'10" X 5'11"

SE Primary Bedroom #1: 13'3" X 13'8". Access to full Bath. Carpet.

Main Bathroom: 10'2" X 7'8"; Oversized Walk-in Shower. Double Sink.

SW Bedroom #2: 11' X 18'. Double Closets. Carpet.

BASEMENT: approximately 1,313 sq. ft.

(All measurements are approximate)

Recreation/Family/Hobby/TV Room: 19'11" X 12'11". French Door Walk-out to outside.

Office Space/ Extension of Family/Craft Room: 16'4" X 13'6". Bookcases and Desk included.

Storage Room/Mechanical Room: 21'9" X 13'; Built-in Storage Shelves.

NW Bedroom #3: *No Egress Window. 19'5" X 9'5". Large Walk-in Closet.

Basement Bathroom: 9'11" X 12'7"; Stall Shower, Sink, Toilet.

ADDITIONAL FEATURES:

Double Car Attached Garage: 23'5" X 21'4" with Built-in Shelving. Work Bench.

Mature Landscaping. Pear Tree

Underground Sprinkler System

Partially Fenced Back Yard

Tool/Garden Shed/Raised Garden Bed

Roof: New 2022

Updated Underground Sprinklers.

Clothesline.

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