



# KENT FARM MANAGEMENT & REAL ESTATE

CHARITON, IOWA

P. O. Box 675, 923 Braden Ave.  
Chariton IA 50049  
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**Listing:** #1937  
**Property Address:** 621 South Main Street  
**Price:** \$249,900.00  
**School District:** Chariton Community School Dist.  
**Rooms:** 7 on main  
**Bedrooms:** 4 on main  
**Baths:** 5  
**Type Property:** Single family dwelling  
**Construction:** One-story brick  
**Es. Sq. Ft.:** 2,752  
**Lot Size:** 124'x182.55'  
**Taxes:** \$4,534.00 annually  
**Type Heating:** Gas forced air  
**Air Conditioning:** Central  
**Utilities:** Alliant Energy  
**Water:** City  
**Sewer:** City  
**Garage:** 2 car attached  
**Patio:** Patio in front and back  
**Basement:** Full finished  
**Type of Foundation:** Poured concrete  
**Year Built:** 1989  
**Utility Room:** Main floor  
**Floor Covering:** Carpet, tile and wood  
**Type Roof:** Asphalt shingle  
**Dining Room:** Open to living room  
**Family Room:** Downstairs  
**Fireplace:** Wood burning  
**Office:** Downstairs  
**Porch:** Four season sunroom  
**Insulation:** Not checked  
**Terms:** Cash or conventional financing



**Agent:** Hilary Masters  
**To Show:** Kent Farm Mgmt & Real Estate  
**Phone:** 641-774-8676 or 641-203-1881  
**Email:** hilarymasters@hotmail.com  
**Owners:** John and Leslie Curran

**Remarks:** This classy and meticulously maintained brick ranch offers an open floor plan and is packed full of features. The kitchen allows for informal gathering at the bar top but is steps away from the dining room. The dining area is open to the spacious living room which features a wood burning fireplace, and patio doors lead out to the sunny 4-season room. The master suite offers a full bath and the walk-in closet you've been dreaming of! If you're looking for an additional master or an in-law suite then you're in luck - this home fits the bill. The newly refinished bedroom offers a full bath and roomy closet storage as well. The main floor also offers 2 more bedrooms, a full bathroom with beautiful jetted tub, and laundry room with 1/2 bath. Downstairs offers a sizable family room, kitchenette, office, another bathroom and a generous storage room. A fenced-in yard with sandbox, tree house, patio, heated garage - this home is truly a unique find!

**Items to Remain:** All kitchen appliances including refrigerator, range, microwave, and dishwasher; lower level refrigerator; window blinds; washer & dryer; tree house & sandbox.

**Items Reserved:** Curtains and rods.

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Information is not warranted and subject to change without notice.