



KENT FARM MANAGEMENT & REAL ESTATE

CHARITON, IOWA

P. O. Box 675, 923 Braden Ave.
Chariton IA 50049
Phone: (641) 774-8676
Fax: (641) 774-0684
Website: www.kentfarmmgmt.net

Listing: #20171784
Property Address: 1302 W. Braden Ave., Chariton
Price: \$98,500.00
School District: Chariton Community School Dist.
Rooms: 5
Bedrooms: 3
Baths: 1 full upstairs, ½ downstairs
Type Property: Single family dwelling
Construction: 1 story frame
Es. Sq. Ft.: 1,196
Lot Size: 93'x84.6'
Taxes: \$1,772.00 annually
Type Heating: Gas forced air
Air Conditioning: Central air
Utilities: Alliant Energy
Water: City of Chariton
Sewer: City of Chariton
Garage: 1 car attached
Deck: Yes, in back
Basement: Full, partial finished
Type of Foundation: Poured concrete
Year Built: 1962
Utility Room: Currently main floor
Floor Covering: Carpet, vinyl
Type Roof: Asphalt shingle
Dining Room: Open to living room
Family Room: Downstairs
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: Grother Properties, LLC

Remarks: This 3 bedroom home has just been beautifully updated, and the buyer will reap the benefits! Included in the long list of new items is central air, siding & gutters, deck, electrical service and breaker box, flooring, paint, and a complete bathroom remodel. This home offers the convenience of single level living with the advantages of a poured concrete basement. Attached single car garage, manageable yard, and low maintenance.

Items to Remain: Washer & dryer, refrigerator, range, dishwasher, and microwave.

Information is not warranted and subject to change without notice.