



KENT FARM MANAGEMENT & REAL ESTATE

CHARITON, IOWA

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

Listing: #5701011
Property Address: 1225 Roland Avenue, Chariton
Price: \$184,900.00
School District: Chariton Community School Dist.
Rooms: 7
Bedrooms: 2 on main, 1 down
Baths: 1 full main, ¾ down
Type Property: Single family residential
Construction: Split-foyer wood frame
Es. Sq. Ft.: 850 on main level
Lot Size: 104.3'x168.1'
Taxes: \$3,428.00
Type Heating: Gas forced air
Air Conditioning: Central air
Utilities: Alliant Energy
Water: City
Sewer: City
Garage: 1-car attached, 2-car detached
Deck: Yes
Basement: Yes, finished
Type of Foundation: Poured concrete
Year Built: 1983
Utility Room: Downstairs
Floor Covering: Carpet, vinyl, laminate
Type Roof: Asphalt shingle
Dining Room: Eat-in kitchen
Family Room: Yes, downstairs
Fireplace: No
Patio: No
Insulation: Not checked
Terms: Cash or conventional financing



Agent: Alan Umbenhower
To Show: Kent Farm Mgmt & Real Estate
Phone: 641-203-0720
Email: alan@kentfarmmgmt.net
Owners: Rich and Diane Hamilton

Remarks: Immaculate and spacious split-foyer home! Move in condition! New furnace, carpet, and like new appliances. Extra garage and private back yard. Lot to the west is included. Call for appointment!

Items to Remain: All window treatments, ceiling fans, kitchen range, microwave, dishwasher, refrigerator.

Items Reserved: Window valance in kitchen.