



KENT FARM MANAGEMENT & REAL ESTATE

CHARITON, IOWA

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Listing: #1909
Property Address: 1607 W. Braden Avenue, Chariton
Price: \$55,000.00
School District: Chariton Community Schools
Rooms: 5
Bedrooms: 2, possibly 3
Baths: 1 full bath
Type Property: Single Family Dwelling
Construction: 1 1/2 Story Frame
Es. Sq. Ft.: 1,056
Lot Size: 55' x 160.04'
Taxes: \$870.00
Type Heating: Gas (forced air)
Air Conditioning: Window air
Utilities: Alliant Energy
Water: City
Sewer: City
Garage: 2 car detached
Deck: None
Basement: None (crawl space)
Type of Foundation: Tile block
Year Built: 1900
Utility Room: Yes
Floor Covering: Laminate, carpet, tile
Type Roof: Asphalt shingles
Dining Room: Eat-in kitchen
Family Room: Yes, could be used as bedroom
Fireplace: In master bedroom
Patio: None
Insulation: Not checked
Terms: Cash or conventional financing



Agent: Hilary Masters
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Owners: David and Traci Hobbs

Remarks: This home offers a large master bedroom with fireplace and sliding door to backyard. The kitchen features nice oak cabinetry and plenty of space for dining. Spacious living room offers another room off of it, great for an office or another possible bedroom. Upstairs is an open room to be used as needed.

Items to Remain: Washer and dryer, window air conditioners, wood stove, and bench in garage.