

K KENT FARM MANAGEMENT & REAL ESTATE

CHARITON, IOWA

P. O. Box 675, 923 Braden Ave.
Chariton IA 50049
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Listing: #1926
Property Address: 735 Park Ave., Chariton, Iowa
Price: \$113,900.00
School District: Chariton Community School Dist.
Rooms: 6
Bedrooms: 3 (1 used as a den)
Baths: 1 full on Main, 3/4 upstairs
Type Property: Single Family Dwelling
Construction: 1 1/2 Story Stucco
Es. Sq. Ft.: 1,027 on main plus 359 upstairs
Lot Size: 74' X 82'
Taxes: \$1,744.00 annual
Type Heating: Gas Forced Air
Air Conditioning: Central
Utilities: Alliant Energy
Water: City of Chariton
Sewer: City of Chariton
Garage: One Car Detached
Deck: Porch w/Pergola
Patio: Concrete w/privacy fence
Basement: Full, unfinished
Type of Foundation: Tile block
Year Built: 1930
Utility Room: In Basement
Floor Covering: Carpet, laminate, & vinyl
Type Roof: Asphalt shingles
Dining Room: Formal
Family Room: Living Room
Fireplace: Yes - Electric
Dishwasher: Yes
Insulation: Yes - not checked
Terms: Cash or conventional financing



Agent: Deb Kent
To Show: Kent Farm Mgmt & Real Estate
Phone: 641-774-8676 or 641-203-1831
Email: deb@kentfarmmgmt.net
Owners: Audie & Tammy Colvin

Remarks: A charming cottage with a marvelous make-over both inside and out. (See attached list of extensive upgrades and improvements from 2013 through 2017.) This fabulous property was recently featured on the Chariton Garden Tour. Lovely landscaping has been redone throughout the entire yard, including established, low maintenance, perennial gardens and rock garden providing quiet places to sit and reflect. Owners have done everything! Make this property your own and enjoy this extraordinary home throughout the seasons.

Items to Remain: All kitchen appliances, washer, dryer, all window treatments throughout, floor cabinet in bath, AC unit in master, dehumidifier, pantry cabinet in basement and garden shed.

Items Reserved: Deep freeze

Items Negotiable: Upstairs dresser, chest of drawers, (2) nightstands, queen size bed and living room sectional.

Information is not warranted and subject to change without notice.