

# K KENT FARM MANAGEMENT & REAL ESTATE

CHARITON, IOWA

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

**Listing:** #6314170  
**Property Address:** 601 Woodlawn Ave, Chariton  
**Price:** \$129,900.00  
**School District:** Chariton Community Schools  
**Rooms:** 8  
**Bedrooms:** 4  
**Baths:** 2  
**Type Property:** Single family dwelling  
**Construction:** 2 story frame  
**Es. Sq. Ft.:** 1,592  
**Lot Size:** 62.4'x 115'  
**Taxes:** \$282.00 annually  
**Type Heating:** Gas forced air  
**Air Conditioning:** Window air  
**Utilities:** Alliant Energy  
**Water:** City  
**Sewer:** City  
**Garage:** Single car attached  
**Deck:** Covered on front  
**Basement:** full, unfinished  
**Type of Foundation:** Tile block  
**Year Built:** 1900  
**Utility Room:** Main floor laundry  
**Floor Covering:** Vinyl, wood  
**Type Roof:** Asphalt shingle  
**Dining Room:** Formal  
**Insulation:** Not checked  
**Terms:** Cash or financing



**Agent:** Hilary Masters  
**To Show:** Kent Farm Management & Real Estate  
**Phone:** 641-203-1881  
**Email:** [hilarymasters@hotmail.com](mailto:hilarymasters@hotmail.com)  
**Owners:** Diana Lynne Irving

**Remarks:** Take a look at this large 4-bedroom family home with fenced-in yard. Master bedroom is located on the main floor, along with a full bathroom, laundry, living room, formal dining room and kitchen. Three more bedrooms and a bathroom upstairs. Most windows replaced 6 years ago, as well as roof and siding. Single car attached garage and large covered porch. Come put your finishing touches on it and make it your own!

**Items to Remain:** One large and two small window a/c

---

Information is not warranted and subject to change without notice.