

# K KENT FARM MANAGEMENT & REAL ESTATE

CHARITON, IOWA

P.O. Box 675, 923 Braden Avenue  
Chariton IA 50049  
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**Listing:** #6315766  
**Property Address:** 811 North Main St, Chariton  
**Price:** \$677,000.00  
**School District:** Chariton Community Schools  
**Type Property:** Single family dwelling  
**Construction:** 1 story frame  
**Year Built:** 1997  
**Estimated Square Feet:** 2,797 on main  
**Rooms:** 12  
**Bedrooms:** 4 (2 up, 2 down)  
**Baths:** 5 (full, ¾ and ½ on main; full and ¾ down)  
**Lot Size:** 122' x 165'  
**Taxes:** \$7,150.00 annually  
**Type Heating:** Boiler and forced air  
**Air Conditioning:** Central air  
**Utilities:** Alliant Energy  
**Water:** City  
**Sewer:** City  
**Garage:** 2 car attached + add'l 2 car detached  
**Deck:** Covered, wrap around  
**Basement:** Full, partial finish  
**Type of Foundation:** Poured concrete  
**Utility Room:** On main  
**Floor Covering:** Hardwood, tile, carpet  
**Type Roof:** New asphalt shingle w/ lifetime warranty  
**Dining Room:** Informal  
**Family Room:** On main and lower level  
**Fireplace:** In main floor family room  
**Patio:** Covered patio in front  
**Insulation:** Not checked  
**Terms:** Cash or financing



**Agent:** Hilary Masters  
**To Show:** Kent Farm Management & Real Estate  
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**Owners:** Melissa Johnson

**Remarks:** This beautiful custom-built brick home is one-of-a-kind, located within walking distance to schools, parks and the downtown district of Chariton. Extraordinary finishes with unmatched craftsmanship are found throughout the interior and exterior of the home. An inviting entrance impresses and leads into the custom kitchen with solid oak cabinetry, wall oven, additional range in the island with seating, built-in desk, wet bar and cathedral ceiling. The open floor plan in this area includes the dining & family room with gas fireplace, dual French doors - one set leading out to the wrap-around deck and another into the living room. The living room features a wet bar, lighted tray ceiling, surround sound speakers & beautiful woodwork. A main floor bedroom with walk-in closet is currently being used as an office. The spectacular layout of the master suite not only connects to the deck, but also features his AND her bathrooms, both with walk-in closets with an adjoining laundry room. Downstairs are two more bedrooms both with ensuite bathrooms, as well as a large family room, wet bar, workspace, storm shelter, storage room and walk-out doors to the patio. The oversized attached two-car garage offers more storage, plus a detached garage at back of property. Quality throughout including a new roof with copper accents, beautiful brick facade, heated floors on main level, boiler and forced air, custom window treatments, and so much more.

**Items to Remain:** Kitchen refrigerator, built-in oven and microwave, dishwasher, range, trash compactor, washer & dryer, living room tv w/ sound system & built-in speakers, master bedroom & garage tvs, Estate refrigerator in garage, all blinds and window treatments, safe

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Information is not warranted and subject to change without notice.