



KENT FARM MANAGEMENT & REAL ESTATE

CHARITON, IOWA

P. O. Box 675, 923 Braden Ave.
Chariton IA 50049
Phone: (641) 774-8676
Fax: (641) 774-0684
Website: www.kentfarmmgmt.net

Listing: #6321739
Property Address: 1302 Braden Avenue, Chariton
Price: \$169,900.00
School District: Chariton Community School
Rooms: 5
Bedrooms: 3
Baths: 1 ½
Type Property: Single family residential
Construction: Ranch style - stick built
Es. Sq. Ft.: 1,196
Lot Size: 93'x84.6'
Taxes: \$2,760.00
Type Heating: Gas forced air
Air Conditioning: Central air
Utilities: Alliant Energy
Water: City
Sewer: City
Garage: 1 car attached garage
Deck: Yes
Basement: Full
Type of Foundation: Poured concrete
Year Built: 1962
Utility Room: In upstairs bedroom
Floor Covering: Carpet
Type Roof: Asphalt shingles
Dining Room: None
Family Room: In basement
Fireplace: None
Patio: None
Insulation: Yes
Terms: Cash or financing



Agent: Dan E. Kent
To Show: Kent Farm Mgmt & Real Estate
Phone: 641-774-8676 or cell 641-203-1830
Email: dan@kentfarmmgmt.net
Owner: Estate of Caroldene Purdy,
Diane Hawkinson, Executor

Remarks: Very solid and well-maintained ranch home on a corner lot. This home has been totally updated on the main level and has a basement which has the potential to be nicely finished. This one merits your review!

Items to Remain: New microwave, dishwasher (2 years old), new garbage disposal, new hot water heater, clothes washer & dryer, refrigerator, and cooking stove.