

K KENT FARM MANAGEMENT & REAL ESTATE

CHARITON, IOWA

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Listing: #6322017
Property Address: 1303 Braden Avenue, Chariton
Price: \$325,000.00
School District: Chariton Community Schools
Type Property: Single family dwelling
Construction: 1-story frame
Year Built: 1976
Estimated Square Feet: 1,384
Rooms: 6
Bedrooms: 3
Baths: ¾ and ½ on main, ¾ down
Lot Size: 85' x 165'
Taxes: \$3,814.00 annually
Type Heating: Forced air furnace
Air Conditioning: Central air
Utilities: Alliant Energy
Water: City
Sewer: City
Garage: 2-car attached
plus 3+ car detached
Deck: Covered, on back
Basement: Full, finished
Type of Foundation: Poured concrete
Utility Room: On main and in basement
Floor Covering: Vinyl plank
Type Roof: Asphalt shingle
Dining Room: Open to kitchen & living room
Family Room: Downstairs
Fireplace: None
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: Steven C. and Thelma Saxton Trust

Remarks: This well-built home is spacious, clean, and freshly updated. The main floor offers a large living room with great natural light. Fantastically large kitchen with beautiful cabinetry provides great storage. Dining area opens up to covered deck on the back of the home. Three bedrooms and a ¾ bathroom, as well as laundry area, 1/2 bath, and access to the two-car attached garage round out the main level. The finished lower-level doubles the square footage adding a huge family room, additional kitchen, laundry room, another ¾ bathroom, a non-conforming bedroom and more. The 40' x 25' building has concrete floors, insulated walls, and is ready for all your storage needs! Corner lot, within walking distance to many local amenities. This is one you need to see to appreciate!

Items to Remain: White refrigerator in garage, dishwasher, range, microwave

Items Reserved: Stainless refrigerator in kitchen