



Style:	Ranch	Transaction	Sale
Bedrooms:	3	Type:	
Total Baths (F H):	2 (1 1)	Area:	2 - East of Hwy 54 and S of Missouri River
SqFt - Appx Total	1,134	Elem School:	Blair Oaks
Finish:	1,134	Middle School:	Blair Oaks
Above Grade SqFt:	1,134	High School:	Blair Oaks
SqFt Source:	County Records	Approx Acres:	0.62
Approx Year Built:	1973	Lot Size Source:	County Records
Total Garage:	1	APN:	
# of Basement	1	Leaseholds:	No
Garage:			
Garage/Parking Features:			

	Lower	Main	Upper
Bedrooms	0	3	0
Full Baths	0	1	0
Half Baths	0	1	0
Finished SqFt	0	1,134	0
Unfinished SqFt			

Gas Company:	None	Above Grade SqFt:	1,134
Water Company:	Cole Co District 4		
Water Source:	Private		
Electric Company:	Three Rivers		
Sewer System:	Public Sewer		
Patio:	Yes		
Deck:	Yes		

Room Name	Level	Dimensions	Room Features	Remarks
Laundry	Lower			
Living Room	Main	16 x 12.5		
Kitchen	Main	14.92 x 14		
Primary Bedroom	Main	15.75 x 11.17		
Bedroom 2	Main	10.92 x 8.83		
Bedroom 3	Main	10.25 x 9.92		

Basement Access: Walk Out

Exterior: Brick; Vinyl

Cooling: Central

Basement Details: Full

Heating: FAE

Appliances: Refrigerator; Stove

Restrictions: No

Directions: Hwy 50 to right on Rt. M (Taos) exit. Right on Firehouse Ln

Marketing Remarks: Absolutely adorable and affordable 3 bedroom, 1 bath home with one car garage. The covered porch is the perfect place for swing and rocking chairs. The open design creates a stay in the action floor plan where no one is left out. Beautiful cabinets, sleek appliances and roomy kitchen will keep the cook happy. 3 perfectly sized bedrooms and a full bath round off the main floor. There is plenty of room to grow with an unfinished basement. The huge yard with towering trees adds some privacy from your neighbors. Ten years ago the home had a top to bottom makeover from roof to heat pump. This amazing home is located in the Blair Oaks school district.

Keller Williams Realty