



Property Sub-Type:	Single Family Residence	Transaction Type:	Sale
Style:	Two Levels	Area:	3 - West of Hwy 54 and S of Missouri River
Bedrooms:	3	Elem School:	Pioneer Trail
Total Baths (F H):	2 (2 0)	Middle School:	Thomas Jefferson
SqFt - Appx Total	2,291	High School:	Capital City High School
Finish:		Approx Acres:	2.29
Above Grade	2,291	Lot Size Source:	Survey
SqFt:		APN:	
SqFt Source:	Appraiser	Leaseholds:	No
Approx Year Built:	1970		
Total Garage:	2		
# of Basement Garage:	2		

Bedrooms	Lower	Main	Upper	Gas Company:	Propane	Above Grade SqFt:	2,291
Full Baths	0	1	2	Water Source:	Shared Well	Fireplace:	Yes
Half Baths	0	1	1	Electric Company:	Three Rivers	Fireplace Features:	Wood Burning
Finished SqFt	0	0	0	Sewer System:	Septic Tank		
Unfinished SqFt	0	1,446	845	Deck:	yes		

Room Name	Level	Dimensions	Room Features	Remarks
Laundry	Lower			
Living Room	Main	43.33 x 15.5		
Kitchen	Main	15.42 x 18		
Entry	Main	9.67 x 9.67		
Primary Bedroom	Main	14.42 x 10		
Bedroom 2	Upper	15.5 x 13.33		
Bedroom 3	Upper	13.33 x 13.5		

Basement Access: Walk-Out AccessExterior: Vinyl SidingCooling: Central Air

Basement Details: FullHeating: Heat Pump

Appliances: Dishwasher; Disposal; Microwave; Refrigerator

Misc Features: Primary Bath; Storage Shed; Wood Floors

Restrictions: NoPossession: Close of Escrow

Selling Terms: Cash; Conventional; FHA; Government; Rural Development; VA Loan

Directions: Hwy 50 to Kaylor Bridge. Left on Twin Oaks Dr. Right at Dumpster. Home is on the right.

Marketing Remarks: Resting on 2.29 acres, this charming 1.5-story home offers privacy that's hard to find. A private lane leads to a peaceful setting where you can relax without seeing your neighbors. Inside, the massive living room features a beautiful fireplace with plenty of space for multiple sitting areas. The eat-in kitchen offers granite countertops and an impressive second fireplace that adds warmth and character. The main-level primary suite has a private bath and views of the outdoors, while two large bedrooms upstairs share a Jack-and-Jill bath with three sinks. A large screened-in porch overlooks the enchanting yard and is the perfect place to unwind. Updates include the electric panel, insulation and HVAC. Peaceful, private and full of charm--this one feels special from the moment you arrive.