

HOME FOR SALE

1801 6th Ave., Dodge City, KS



From new carpet and flooring to new windows, this 2 bedroom, 3 bathroom home is move-in ready! The 2,110 square foot main level boasts a living room with built-in bookshelf, an extremely large dining room and a kitchen with a range hood and wet bar. Also located on the main level are two full bathrooms, a large master bedroom that includes two walk-in cedar closets, a second bedroom and a utility room with a sink and built-in sewing cabinet. Off of the dining room a large sliding glass door leads outside to an expansive composite deck and serene backyard. The backyard includes a hot tub that will sell with the property, a water feature and a well-maintained storage shed. The backyard can also be accessed from a side door off of the main level hallway. Back alley access also provides rear parking for the homeowner. The basement is fully finished with a family room, second full kitchen, a full bathroom and two bonus rooms with tons of storage space.

This property is a must see for anyone looking for a home with tons of room and storage space!

TERMS: The Buyer and Seller will split the cost of title insurance and escrow 50/50.

TAXES: Taxes will be prorated to date of closing.

POSSESSION: At closing and upon full payment of purchase price.

Year Built	1951
Roof	Composition
Ext. Siding	Brick
Foundation	Concrete
Living Area	
Upper Fl. Sq. Ft.	
Main Fl. Sq. Ft.	Main Level: 2,110
Basement	Basement: 2,110
Lot Size	9,278 Sq. Ft.
Living Room - Main	16 x 16
Dining Room - Main	29 x 12.5
Family Room - Base.	13 x 14
Kitchen - Main	29 x 5
Master Bedroom - Main	18 x 15
Bedroom 2 - Main	14 x 10.5
Other Room 1 - Base.	15 x 4 - Basement Kitchen
Other Room 2 - Base.	13 x 13
Other Room 3 - Base.	11 x 13
Bath No. 1 - Main	Full
Bath No. 2 - Main	Full
Bath No. 3 - Base.	Full
Heating	(2) Central FA Gas
A/C	(2) Central Electric and Ceiling Fan(s)
Garage	Attached; 1 Car
Home Owner's Dues	N/A



Listing Price \$195,000

For more information and photos visit www.soldbyburkhart.com

For more information or private showing contact

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