



## Area Homes Specialists

*Setting the trend for how Real Estate is sold in the Midwest.*

**www.BarnesRealty.com**

**18156 Hwy 59  
Mound City, MO 64470  
(660) 442-3177**

**1711 Oregon  
Hiawatha, KS 66434  
(785) 742-4580**

**1708 Prairie View Rd, Suite B  
Platte City, MO 64079  
(816) 219-3010**

### ***1107 Timberlane Drive, Sabetha, Kansas***



***This brick ranch home is pristine and ready to move into. It features a large master bedroom with bath, 2 additional bedrooms plus 1½ baths, a dine-in kitchen and a lovely living room as well as utilities all on the main floor. An extra wide stairway accesses a full unfinished, dry basement that is partitioned for a bedroom and family room, as well as storage and is plumbed for a bathroom. A well shaded deck is on the backside of the house. The second lot is beautifully landscaped and has various fruit trees bushes & flowers, it even has a decorative windmill & a small utility shed. If this property fits your needs, it is a must see!***

**Price:** \$199,900.00

**# Bedrooms:** 3

**# Baths:** 2 ½

**Taxes:** 2016 taxes were \$2,716.38 *expect an addition of \$600.00 per street assessment in the future.*

**Foundation:** Concrete

**Basement:** Full, Unfinished/Dry

**Lot size:** 2 Lots 0.66 acres

**Water/Sewer:** City

**Flooring:** Carpet and vinyl

**Exterior:** Brick (siding on the back)

**Garage:** Attached 2 car

**Roof:** Shingles

**Year built:** 1997

**Heat/Cooling:** Central

**Estimated Sq. Footage:** 1,516 sq. ft.

#### **Other Features:**

- All kitchen Appliances & Washer/Dryer, included
- Central Vacuum system on the main floor
- Attached garage with work bench 23' X 27'
- New sump pump installed in 2017
- Nice big porch & beautiful landscaping!
- Garage door opener
- Water softener installed in 2015
- Security light
- Newer hot water heater installed in 2016
- 200 AMP service

#### **LISTING AGENT:**

Roger Aberle: (785) 547-6289 or [roger@barnesrealty.com](mailto:roger@barnesrealty.com)

#### **BROKER PARTICIPATION:**

Barnes Realty Company, as listing Broker, will gladly and fully cooperate with most licensed Real Estate Brokers to obtain a sale of the property on terms satisfactory to the current Owners.

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This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller and human error can occur. It's the Buyer's responsibility to satisfy himself with the information presented and to determine the information to be true and accurate and the property to be suited for his intended use. The listing may be withdrawn with or without approval. The Seller further reserves the right to reject any and all offers.

All inquiries, inspections, appointments, and offers must be sent through:

**RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.**

*1107 Timberlane Drive, Sabetha, Kansas*  
*Photos*





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