



# Area Homes Specialists

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18156 Hwy 59  
Mound City, MO 64470  
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Platte City, MO 64079  
(816) 219-3010

## *312 S. Sycamore Street, Fairview, KS 66425*



*This is a S-P-A-C-I-O-U-S 2-bedroom 1-bath home that rests on two city lots and has plenty of room to be outdoors comfortably. The eat-in kitchen has great counter space and the bathroom is good to go. The roof is less than 10 years old and the foundation appears to be solid. It is efficient to heat and there are washer/dryer hookups and the utility room is large enough for hobby work! There is hardwearing, wallboard throughout and the detached garage has an automatic opener. Enjoy the large outdoor deck on those Summer evenings with friends!*

**Price:** \$42,500.00

**# Bedrooms:** 2

**# Baths:** 1

**Taxes:** 2018 taxes were \$383.18

**Foundation:** Poured concrete & limestone block

**Water/Sewer:** City

**Build Date:** 1900

**Exterior:** Vinyl siding

**Garage:** Detached 1-car

**Lot Size:** Approx. 100' X 140'

**Heating/Cooling:** Natural gas wall heat/ window A/C

**Sq. Ft.:** 1,028 Sq. Ft.

**Other Features:**

- Large outdoor back deck
- Small storage shed
- 100 Amp electric service
- Great quiet neighborhood

**LISTING AGENT:**

Lynn Hennigan  
(785) 285-1208 or [lynn@barnesrealty.com](mailto:lynn@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. Brokers should call our office for details of our Co-Brokerage Policy.

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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 The listing may be withdrawn with or without approval.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.**

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***Photos***



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