

Uniquely Stunning!



809 N. Main Kingman, KS
Priced at \$174,900

Classic ranch home! Built in 1941 this home has so much to offer! Spacious living room with a gas fireplace, dining room, updated kitchen with built-in pantry, 3 bedrooms and a full bath with onyx shower and laundry area complete the main floor. Beautiful original hardwood floors throughout the bedrooms, hallway and dining room. The full basement features a family room with a gas fireplace, bedroom, bath, storage room and a mechanical room. Many upgrades including newer windows, tankless hot water heater, and reverse osmosis system. The maintenance free exterior features a covered composite deck, patio, and a 45 X 24 insulated garage/workshop for all of your vehicles, garden tools, and toys. Great location within walking distance to downtown, park, churches, and Kingman Elementary School. **Call today to schedule your showing! 620-532-1887**

- 4 Bedrooms
- 2 Baths
- 2266 Sq/Ft Total
- Finished
- Built in 1941
- Taxes for 2022 \$2194.88
- USD #331

This information is deemed correct but not guaranteed.



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309 North Main Street
Kingman, KS
620-532-1887
www.FloydSells.com

Approximate AGLA	1511 Main
Living Room	13'7 x 23'6; Carpet, Ceiling Fan, Gas Fireplace
Kitchen Features	12'4 x 16'1; Ceiling Fan, laminate, Tile, Formica, Double Sink, Dishwasher, Electric range, pantry
Dining	10'9 x 12'10; Hardwood floors, Ceiling fan
Main Bathroom/ Laundry	Onyx Shower, Onyx vanity, Laminate Flooring, ceiling fan
East Bedroom	10'9 X 15'1; Hardwood floors, 2 closets, ceiling fan
Middle Bedroom	11'8 X 11'6; Hardwood floors, Closet, ceiling fan
West Bedroom	9'11 X 15'2; Hardwood floors, closet, ceiling fan
Family Room (Bsmnt)	23'9 X 13'7, Carpet, Gas Fireplace
Bedroom (Bsmnt)	10'10 X 14'10 Carpet, closet, egress window, ceiling fan
Bath (Bsmnt)	Toilet; vanity, shower, carpet
Mechanical Room	10'9 X 12'9
Storage Room	10'1 X 14'11
	Instant hot water tank
Exterior Features	Composite deck, with ceiling fan, paver patio area
Garage/Workshop	45 X 24, insulated garage doors, alley access. Separate workshop area 20'10 X 10'3. Window air conditioner in workshop.



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