

28224 SD HWY 47 GREGORY, SD

PRICE: 499,900

HOME TYPE: 1 & 1/2 story ranch-style

LIVING AREA: 2918 sq ft (2070 main level, 848 upper level)

LAND AREA: 4.68 acres

YEAR BUILT: 1987

EXTERIOR: Drivit siding (cement siding), casement and double-hung windows, new storm doors, backyard with a split rail fence, kennel

GARAGE: Attached, 2-door, 25' X 30' (750 sq ft) with enclosed porch coming into the house

DECK/PATIO: Trex deck (160 sq ft) and large concrete patio

ROOF: Steel roof with metal soffit and fascia, gutters, and downspouts (2016)

INTERIOR: Updated kitchen and bathroom, new interior doors, new light fixtures, enclosed breezeway, wood interior with accents throughout the home, (carpet, tile, and wood floors), knotty pine walls, cedar closets, Bali blinds throughout the home

Kitchen: a lot of high-quality cabinets, metal backsplash, steel appliances, tile ceiling

Great Room: knotty pine walls, carpet, LPG fireplace, 2 ceiling fans, spiral stairway to loft

Primary Bathroom: wrap-around vanity with 2 sinks, ceramic tile

OF BEDROOMS: 4 (1 primary loft bedroom with bath and walk-in closet upstairs along with another bedroom with a walkout deck and 2 bedrooms on the lower level)

OF BATHS: 3 1/2 (2 on main along with a 1/2 bath in the laundry room, 1 primary bath on upper level)

PERSONAL PROPERTY: Refrigerator, oven, range (electric), dishwasher, microwave, washer, dryer, disposal, propane fireplace insert, hot tub with new pump, Ring doorbell, electric pellet stove (2021), security system

HEATING: Heat pump system (electric), propane fireplace in the great room, electric pellet stove in dining room

COOLING: Central air, ceiling fans

WATER HEATER: Electric

SYSTEMS: 220, underground electric wiring to house and shed, an RV 50 amp-hookup with rock pad, rural electric, rural water

LOCATION: 4.77 miles north of Gregory, SD on Hwy 47.
Only 21 miles to the Missouri River for great fishing!



shippyrealty.com

**SHIPPY
REALTY
& AUCTION**

Call 805-842-3212

