



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

304 E. 9th Street, Mound City, MO 64470



Here is a LOW MAINTENANCE home that has been completely renovated within the last 3 years so you're getting a like-new home at a fraction of the price to build! Its FOUR BEDROOMS, 2.5 baths, 2-car garage, private drive, and oversized laundry room provides plenty of space for a growing family and entertaining friends! Includes an interior elevator so you'll never have to worry about maneuvering steps or carrying heavier items up steps again!!

Price: \$165,000.00 ~~PRICE REDUCED! \$160,000.00~~ **NEW PRICE! \$155,000.00**

2022 Taxes: \$722.34

Bedrooms: 4 (3 up & 1 down)

Lot Size: 60' x 84.67'

Water/Sewer/Septic: City

Baths: 2.5 (1 full & ½ up, ¾ lower level)

Garage: 2-car with openers (one opener is remote "smart opener")

Other Features are listed on the next page

LISTING AGENT:

Alyssa Barnes

(660) 851-1171 or Alyssa@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 The listing may be withdrawn with or without approval.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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Other Features:

Interior electric elevator/dumb waiter

Remote door locks

New windows and siding, less than a year old

New roof, less than 3 years old

Privacy fence, 1 year old

Patio, 1 year old with "green space" garden area

Deck in back

Oversized laundry room on lower level

Newly remodeled kitchen with newer stainless steel "smart appliances" that are less than 3 years old - gas range, smart dishwasher, refrigerator with ice maker (likely needs new filter as not working), ventless hood

Original solid oak flooring throughout most upper level

New floor coverings in kitchen and bath

New fans throughout

New exterior doors (4)

New bath fixtures & faucets (kitchen faucet is touchless)

New interior/exterior light fixtures

New landscaping

Emergency backup wall-mount gas heater on lower level

Motion sensor lights in some rooms

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