

# Peterson Land & Auction<sup>LLC.</sup>

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Broker/Owner/Auctioneer

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**Address:** 204 Terrace Rd—Chamberlain

**Listing Price:** *PRICE REDUCED TO \$205,000*

**Property Features:** Wow! Over 2100 sq ft of living space on the main floor! Home features an open floor plan with kitchen, dining and living areas. Master suite along with separate handicap accessible suite and elevator to the lower level. Home has been well cared for, is located in a great area and has a dynamic view of the Missouri River from the large rear deck!

**Legal Description:** Lot 4, Western Vista 4th Addition, Chamberlain, Brule County, SD

**Property Taxes:** \$ 4013.36 (2009)

## House Information

**Structure type:** Ranch  
**Total Bedrooms:** 3 + 3  
**Roof:** Asphalt shingles (2006)  
**Floors:** Carpet, Laminate  
**Cooling:** Central Air

**Year Built:** 1992  
**Total Baths:** (3) 3/4 (1) Full  
**Windows:** Anderson  
**Interior:** Drywall  
**Avg. Electric:** \$132/mo

**Lot size:** 108' x 138' (.34 acre)  
**Siding:** Permanent (Color Lok)  
**Wood work:** Oak  
**Heating:** LP Furnace/Elec Radiant  
**Other:** Electric Hot Water Heater

## Property Features

Awesome backyard that backs up to a tree-filled ravine giving you the opportunity to watch wildlife from the rear deck. Property features an irrigation system for the entire lawn. This home was built to enjoy the views and backyard with the low-maintenance composite decking, lower level walk-out, lower patio and so much more. Mature trees adorn the property...so much to see!

## Dimensions

### Main Floor

**Main Floor Sq. Ft.:** 2120 Sq. Ft.  
**Living room:** 14' 4 x 17' 5 *Carpet*  
**Kitchen:** 10' 9 x 13' 5 *Laminate*  
**Dining:** 11' x 12' 9 *Carpet*  
**Master Bedroom:** 14' x 14' 2 *C, CF*  
**Master Bath:** 3/4  
**Bedroom 2:** 11' 7 x 12' 10 *C, CF*  
**Bath 2:** Full

### Handicap Accessible Suite

**Bedroom:** 14' 9 x 16' 7  
**Bath:** 8' x 8' 6 w/ 4' x 4' Roll-in shower  
**Closet:** 8' x 8'

### Elevator

33" W x 46" D-Manufactured by Inclinat  
tor Co., Harrisburg, PA. Rated for 500lb.  
Allows accessibility to entire house.

### Attached Garage

**Size:** 36' x 25' Drywall

### Personal Property Included:

Refrigerator, dishwasher, stove,  
washer, dryer and window cover-  
ings.

### Basement

**Total Sq. Ft.:** 2120 Sq. Ft.  
**Foundation:** Poured  
**Family room:** 21' 5 x 14' 9 *Carpet*  
**Family room bonus:** 9' x 11'  
**Kitchenette:** 11' 8 x 25' 8  
**Bonus room:** 10' 7 x 14' *Carpet*  
**Bonus room 2:** 11' 8 x 14' *Carpet*  
**Bonus room 3:** 11' 3 x 12'  
- No Egress windows in any of the 3  
Bonus rooms  
**Bath 3:** 3/4  
**Unfinished storage:** 13' 5 x 11' 8