

Peterson Land & Auction^{LLC.}

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Broker/Owner/Auctioneer

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Address: 306 E Clemmer - Chamberlain

Listing Price: **\$84,000**

Property Features: Well cared for two bedroom home with numerous updates and improvements. Outstanding fenced in yard, detached garage and excellent condition. Spend all year in the heated & cooled four season room. This home has to be seen to be appreciated.

Legal Description: Lot 7 Block 22, First Addition, Chamberlain

Property Taxes: \$ 1086.68 (2010)



House Information

Structure type: Single level
Total Bedrooms: 2
Roof: Asphalt shingles (2006)
Floors: Hardwood, Tile
Heating: LP Furnace

Year Built: 1952
Total Baths: 1
Windows: Dbl Hung (New since 1992)
Interior: Drywall
Cooling: Central air

Lot size: 50.76' x 133.5'
Siding: Vinyl
Water/Sewer: City

Yard Features

Completely fenced in yard with privacy fencing, irrigation system and lots of nice landscaping..

Dimensions

Main Floor

Total Floor Sq. Ft.: 960 sq. ft.
Living room: 11' 6 x 18' 4 Hardwood
Eat-in Kitchen: 9' 4 x 16' 2 Tile
Bedroom 1: 12' 4 x 11' 6 Hardwood, CF
Bedroom 2: 9' x 11' 5 Hardwood, CF
Bath: Full
Utility room: 5' 8 x 9' 4
Four Season Room: 12' x 12'

Single Car Garage

Size: 16' x 30'
Features: Insulated, finished, walk door to yard



Personal Property Included: Refrigerator, Stove, Dishwasher

All sizes are approximate. Information obtained is from sources deemed reliable, but not guaranteed. No warranty-implicit or expressed.

