

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

Chisum Peterson  
Broker/Owner/Auctioneer

118 S Main St.  
PO Box 498  
Chamberlain, SD 57325  
605-234-4214 office 605-730-4214 mobile  
[www.petersonlandauction.com](http://www.petersonlandauction.com)



Address: 125 HB Circle—Chamberlain

Listing Price: **\$220,000 Reduced Price!!**

**Property Features:** Feel the spaciousness and elegance in this beautiful 1823 sq. ft. custom home. Walk in through the 12 ft. entry and step into a world of natural light and beauty accented by beautiful hardwood floor and solid oak doors, trim and custom cabinetry throughout the home. This home truly is one of a kind! The amenities are too numerous to list. Call today for a private showing.

**Legal Description:** Lot 13, Block 2, Willrodt Acres, Chamberlain

**Property Taxes:** \$5562.74 (2007 Non-owner occupied)

## House Information

Structure type:	Year Built: 2004	Lot size: 95' x 140'
Total Bedrooms: 3	Total Baths: 2	Siding: Permanent
Roof: Asphalt Shingles	Windows: Anderson	Wood work: Oak
Floors: Hardwood, Tile, Carpet	Interior: Drywall	Avg. Elec.: New construction
Heating & Cooling: Electric Heat pump		Water: City

## Extra Features

12' x 20' composite deck off the Great Room. Wrap around planter in front of the house. Home features 9' ceilings throughout. No steps up to the front entry. Underground irrigation system, central vacuum and much more.

## Dimensions

### Main Floor

Main Floor Sq. Ft.: 1823 sq. ft.  
Great Room: 19' 6" x 16' 8"  
Kitchen: 10' 6" x 12'  
Nook: 11' x 10'  
Den/Parlor: 13' x 16'  
Master Suite: 14' 10' x 14' 6"  
Master Bath: 6' x 11'  
Bedroom 2: 11' 4 x 10'  
Bedroom 3: 11' 4 x 10'  
Bath: 6' x 7' 10"  
Laundry: 10' x 6' 10"

### Garage

Size: 21' x 24' Overhead Door: 1  
Walk door: 1  
Garage is insulated and finished.



### Basement

Total Sq. Ft.: 1767 sq. ft.  
(Unfinished)  
**Foundation:** Poured  
**Special Features:** The basement construction used Styrofoam forms to improve insulation value and ease of finishing. There are three egress windows for possible basement bedrooms. A third bathroom is stubbed-in. Lots of options and potential.

**Personal Property Included:** None

**Comments:** This data sheet cannot begin to describe this home-it truly is a must see!

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

