

# Peterson

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

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Address: 300 E Lawler—Chamberlain

Listing Price: *New Price...\$89,000*

**Property Features:** Own a Piece of history in this pre-1900s two story home with beautiful original features such as sculptured tin ceilings, ornate oak fireplace and curved staircase & banister. Enjoy the views offered by all the windows, relax in one of several porches or simply enjoy all the space both inside and out! This kind of character is rarely seen!

**Legal Description:** Lots 9 thru 14, Block 24, First addition, Chamberlain

**Property taxes:** \$ 2582.52 (2010)

### House Information

**Structure type:** Two story

**Total Bedrooms:** 4

**Roof:** Asphalt shingles

**Floors:** Hardwood, Carpet, Vinyl

**Heating:** LP Furnace, Electric

**Year Built:** circa 1882

**Total Baths:** 2

**Windows:** Dbl hung w/ storms

**Interior:** Plaster

**Cooling:** None

**Lot size:** 1 acre m/l

**Siding:** Slate

**Wood work:** Original & painted

**Water:** City

### Dimensions

#### Main Floor

**Total Sq. Ft.:** 1428

**Living room:** 14' 4 x 15' 5

**Kitchen:** 11' x 17'

**Breakfast nook:** 6' 4 x 18'

**Dining:** 12' x 13' 7

**Parlor:** 12' 9 x 16' 5

**Bath:** Full (No Shower)

**Main Porch:** 14' x 28'

**Entry Porch:** 14' x 14'

**Laundry:** 5' x 9'

#### Second floor

**Bath:** Full (Beautiful remodel)

**Bedroom 1:** 14' 6 x 13' 4

**Bedroom 2:** 11' 6 x 14' 6

**Bedroom 3:** 8' 6 x 23'

**Bedroom 4:** 7' 9 x 9' 4

**Porch 3:** 6' 4 x 17' 5

**Porch 4:** 14' x 28'

#### Basement

**Total Sq. Ft.:** 1232

Unfinished basement has concrete block shower and small work area and lots of storage space.

**Foundation:** Block

**Hot water heater:** Electric

**Personal Property Included:** Refrigerator, Stove, Antique stove, Piano, Washer & Dryer, All window treatments, All area rugs.

**Comments:** There just is not enough room on paper to talk about all that this house offers. It absolutely must be seen! The electrical and plumbing has all been updated. The kitchen was new in 2004.

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



“The Bartlett House” as referred to by the locals was built by a doctor in 1882. Many of the homes original features can still be found today including the sculptured tin ceilings, eight foot pocket doors, hardwood floors and a beautiful oak banister staircase.

Wilson F. Bartlett sold enough trees off of an acreage in California to buy the house in 1913 for around \$2000. Around 1930 the five porches were added on.

The house remained in the Bartlett family when Frank W. Bartlett acquired the house. Many Chamberlain residents will remember Dr. Frank Bartlett, chiropractor, for his many years of service to area residents.