

1437 HWY 69 N | 1,450 SF | 2.33 ACRES & POND

DATA SHEET

Address	1437 HWY 69 N
Type of Home	BRICK RANCH
Year	1968
Lot Size	2.33 AC
Total Sq. Ft.	2,900 SQ FT
Living Room	OPEN LIVING ROOM INTO THE EAT-IN-KITCHEN
Bedrooms	3
Bedroom Sizes	NICE SIZE ROOMS
Bathroom	2
Kitchen/Dining Room	EAT-IN-KITCHEN
Appliances Included	REFRIGERATOR AND STOVE
Utility Room	See the unfinished portion of the basement, washer/dryer hookups too
Basement	PARTIALLY FINISHING APPROXIMATELY 1,450 SQ FT
Garage	TWO PLUS CAR ATTACHED GARAGE
Type of A/C	CENTRAL AC
Type of Heat	PROPANE FURNACE AND FRANKLIN WOOD BURNING STOVE
HOA	N/A
Property Taxes	Net Annual Tax Bill Estimated at \$1,405

UTILITIES AND VENDORS

Electric	CenterPoint - 12mo average \$100.00
Gas	Propane Furnace
Water	Well
Trash Service	Republic Services, Advanced Disposal/WM
Cable	SPECTRUM, AT&T
Internet	SPECTRUM, AT&T
HVAC Service	Beuligmann, Underwood's Heating AC and Insulation
Plumber	BRYANT, BUD'S, Altstadt Hoffman
Septic Service	TSF Inc, Russell's

IMPROVEMENTS

Roof	1.5 years old
HVAC	1999
Septic	Septic with Field Bed
Pond	Recently treated
Driveway	PAVED
Security System	ADT