

Nice Home with Great Potential



**LISTED PRICE:
\$50,000**

This 3,192 sq. ft. home sits in a quiet, small-town setting. It features 1,673 sq. ft. on the main floor and 1,519 sq. ft. in the basement. It offers extra features such as hardwood floors, a good-sized lot and vinyl siding. Located in Bird City, KS just off Hwy 36.

2,342 Total Sq. Ft. HOME

- ▶ **1,673 Sq. Ft. Main Floor**
 - **Kitchen with some appl.**
 - **Dining Room**
 - **Living Room w/fireplace**
 - **3 Bedrooms, 1 Bath**
 - **Hardwood Floors**
 - **Hot Water Heat**
- ▶ **1,519 Sq. Ft. Basement**
 - **2 Bedrooms**
 - **Family Room**
 - **1 Bath**
 - **Fireplace**



EXTRAS

- ▶ **Lot Size 175'x142'**
- ▶ **22'x 30' Two-Car Garage**
- ▶ **Vinyl Siding**
- ▶ **Wood Burning Stove**

2009 TAXES: \$926.19

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