

# Nice Neighborhood Home



**REDUCED PRICE:**  
**\$45,000**



507 S. Benton, St. Francis, KS

This 1,296 sq. ft. 3-bedroom, 2-bath home features 1,008 sq. ft. on the main floor and a 288 sq. ft. partial basement for storage. Some extras include a new roof in June, newly painted exterior and electricity updated in 2008. Conveniently located just 3 blocks off the Highway 36 and 4 blocks from downtown St. Francis, Kansas.

## 1,296 Total Sq. Ft. HOME

- ▶ 1,008 Sq. Ft. Main Floor
  - Living Room
  - Kitchen with dishwasher
  - 3 Bedrooms
  - 2 Baths
  - Gas Heat & Central AC
- ▶ 288 Sq. Ft. Basement
  - Storage

## EXTRAS

- ▶ New Roof
- ▶ Exterior Painted & Electricity Updated in 2008
- ▶ Underground Sprinklers
- ▶ Fenced Back Yard

**2010 TAXES: \$522.00**



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