



116 S DOUGLAS ST., P.O. BOX 8578
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Reduced 6/22/2018

WEBER REALTY

Showing Instructions: Occupied; call for appointment

Property Type Ranch

	Bedrooms	Bath
1st Floor	3	2.5
2nd Floor		
Basement	Crawl	
Foundation	Block	
Exterior	Wood/Brick/Vinyl	
Porch	Covered	
Roof	Ashphalt Shingles	
Garage	Attahed 2 Car	
Size of Lot	Irregular	
Heat	FA Gas	
Air Cond.	Central	
Water Heater	Gas	
Approximate Age	1978	
Termite Policy	No	
School Dist.	Robinson	
Water	City	
Sewer	City	
Taxes Pd. 2017	\$2,911.56	
Tax I.D.	05-4-28-042-023-000	
Key	Lockbox	



Property Address:	706 W Jan Court
Owner:	Reginald and Jodi Truitt
Listing Price:	\$161,000
Listed by:	Brandon Hoalt

REMARKS: Beautifully maintained house at the end of cul-de-sac in a quiet neighborhood. New kitchen in 2016 with stainless steel appliances and solid surface countertops. Newer carpet throughout living room and bedrooms. New vinyl tile throughout kitchen, laundry room and bonus room. This home sits on a large lot with plenty of room in the backyard with ample of room to play.

Living Room	13'4"x12'11"	Sunken living room with beautiful brick fireplace, carpet, built in shelving
Bonus Room	11'1"x9'2"	Can be used as second living room/mud room/office
Kitchen	10'7"x11'11"	Updated in 2016, stainless steel appliances, solid surface countertops
NE Bedroom	9'0"x10'6"	Newer carpet, closet
SE Bedroom	9'0"x13'11"	Newer carpet, closet
Master Bed	13'1"x11'5"	Newer carpet, closet
Master Bath:	9'0"x4'6"	Linoleum, shower
Hallway Bath	4'11"x6'8"	Linoleum, shower/tub combo
Laundry Room	6' X 6'1"	Vinyl tile, washer and dryer, toilet and sink
Sitting Room	12'3"x13'2"	Newer carpet, makes for nice formal entrance into home



All information believed correct, but not guaranteed.