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WEBER REALTY

Showing Instructions:

Please call Amy for showings

Property Type	Residential
Bedroom	Bath
1st Floor	1
2nd Floor	4
Basement	1/2
Foundation	Brick
Exterior	Vinyl siding
Porch	Front porch/Deck
Roof	Shingle 2005/2020
Garage	1 car detached
Size of Lot	65'x130'
Heat	Gas FA
Air Cond.	Central
Water Heater	40 gal gas
Approximate Age	1912
Termite Policy	Terminix
School Dist.	Robinson
Water	City
Sewer	City
Taxes Pd. 2020	\$1,215.44
Key	Lockbox
Tax I.D.	05-4-33-043-032-000



Property Address:	303 S Franklin
Owner:	Matthew & Lindsey VanSchoyck
Listing Price:	\$255,000.00
Listed by:	Amy Stone

Remarks: This home is move in ready! Beautifully updated kitchen with granite countertops, glass tile backsplash & striking black cabinets. Well placed cubbies just inside the backdoor offers plenty of storage. New vinyl fence just installed as well.

Living Room:	26'4"x14'7"	Laminate flooring, paint, gas fireplace, ceiling fans
Dining Room:	14'4"x12'2"	Laminate flooring, paint, decorative light fixture, built in window seat
Cubbie Area:	9'5"x8'	Laminate flooring, paint, storage cubbies, access to deck
Bathroom:		Tile floor, tile walk in shower, vanity, stool, storage cabinet
Kitchen:	14'x	Tile backsplash, granite counter tops, snack bar w/ pendant lighting, ceiling fan, black cabinets & stainless steel appliances remain
Master Bedroom:	12'6"x12'7"	Carpet, paint, ceiling fan & closet
East Bedroom:	11'x13'4"	Carpet, paint, ceiling fan & closet
South Bedroom:	12'5"x9'7"	Carpet, paint, ceiling fan & closet
NW Bedroom:	9'6"x8'7"	Carpet, paint, ceiling fan & closet
Basement:		
Family Room	25'3"x12'	Carpet, fireplace,
Half Bath		Stool, sink
Storage room:	17'2"x13'10"	Concrete floor, workbench
Laundry Room:	7'9"x10'	Concrete floor, washer/dryer remain
Storage Bldg.:	9'4"x8'	Metal w/floor
Front Porch:		New windows coming in September, new flooring being installed currently
Vinyl Fence		New July 2021

R2.7

All information is believed correct, but not guaranteed.

