

215 E. Prout St. – Hill City, KS

Three bedroom home with approximately 1,711 sq. ft.
All hardwood flooring
Full basement
Escape window well w/ladder
New 6' Cedar privacy fence
All electric lines are buried – No overhead lines
James Hardin Board concert siding
Asphalt singles
Nice landscaping with several new trees



MAIN LEVEL

Living room with wood burning fireplace
Dining room
Kitchen

- All GE appliances, 2 years old

Master bath with Whirlpool tub plus shower
10' Ceilings



FULL BASEMENT

Hard wood floors
8' Ceilings

Four blocks from hospital
Three blocks to the golf course
Two blocks to city airport



FOR SALE

215 E. PROUT ST. - HILL CITY, KS
GRAHAM COUNTY, KANSAS

3 BEDROOMS



PRICE: \$249,000

MAIN LEVEL

LR: 17'1"x14' 2"

DR: 11' 9"x13'8"

KIT: 19'1"x9'4"

UTIL: 8'3"x8'

OFFICE/COMPUTER ROOM: 10'7"x10'3"

BATH: Full

BR: 13'1"x10'5"

BR: 9'9"x9'1'

M/BR: 13'1"x12'6"

M/BATH: Full

FULL BASEMENT

GARAGE: DETACHED 2-CAR 24'x30'

AGE: 2008

FIREPLACE: WOOD

LOT SIZE: 250'x148' **A/C/HEAT:** CENTRAL

2010 GEN. TAX: \$2,835.30

LEGAL DESCRIPTION: Lots 5, 7, 9, 11, 13, 15, 17, 19, 21, and 23, Block 4, Hill's second addition to the City of Hill City, Graham County, Kansas.

INCLUDED IN SALE: Refrigerator, stove, dishwasher, microwave, dishwasher, ceiling fans, window treatments, and water softener.

REMARKS: On back



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