



T R O P H Y
 PROPERTIES AND AUCTION
 LAND | RECREATIONAL | RESIDENTIAL

WELCOME TO 1607 W. MAIN STREET

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PRICE IMPROVED



ADDRESS: 1607 W Main Street, Chanute, KS 66720

PRICE: \$130,000

BEDROOMS: 3

BATHROOMS: 1

LIVING AREA: 1,476 SF

YEAR BUILT: 1976

SCHOOLS DIST: USD - 413 Chanute

TAXES: \$990

TAX YEAR: 2023

HOA FEES: N/A

PROPERTY HIGHLIGHTS:

- Newly remodeled
- Corner Lot
- New flooring throughout
- New mudroom/laundry room
- Storage shed

PROPERTY DESCRIPTION:

This beautifully remodeled 1,476 sq. ft. home seamlessly combines modern updates with rustic charm, and the sellers are **motivated!** Step into the inviting kitchen, featuring Amish-made cabinets and butcher block countertops, along with a cozy coffee bar that enhances the home's warm, rustic aesthetic. The home offers 3 spacious bedrooms, 1 updated bathroom, and brand-new carpet and flooring throughout. A newly added mudroom/laundry room adds both functionality and style.

The backyard is perfect for entertaining, with a custom seating area and a shed for extra storage. Enjoy peace of mind with the newer, impenetrable metal roof, which qualifies for the highest allowed discount on homeowners insurance. The roof also comes with a 50 year guarantee! Year-round comfort is ensured with the newly installed heating and air unit.

Situated on a peaceful corner lot in a quiet neighborhood, this move-in-ready gem is one you don't want to miss!



PRESENTED BY:

KYLA HALSEY

Home & Land Specialist

M: (620) 215-5868

P: (855) 573-5263 x717

E: khalsey@trophy.com

Trophy Properties and Auction

640 Cepi Drive, Suite 100

Chesterfield, MO 63005

www.trophy.com

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