

# Property Client Full

**1202 S Main Street S, Fort Scott, KS 66701**  
 MLS#: **2347716** Status: **Pending**

County: **Bourbon**

L Price: **\$119,000**  
 S Price:

**Residential**

Area: **998 - Other Kansas Area**



Sub: **Other**  
 Type: **Single Family**  
 Bed: **3** Full Bath: **2** Half Bth: **1**  
 Above Grade Fin: **1,603** Source: **Appraiser**  
 Below Grade Fin: **745** Source: **Appraiser**  
 Total Square Feet: **2,348** Source:  
 Lot Size: **9,000 - Square Feet** Age: **76-100 Years**  
 Elem: Yr Built: **1930**  
 Middle: Tax: **\$1,593**  
 Senior: FP: **No**  
 District: **Fort Scott** Bsmt: **Yes**  
 HOA: **\$/None** CA: **Yes**  
 Terms: Gar: **Yes**  
 Legal: **NEWKIRK & JAYNES ADDITION, LOT 2 & N 1/2 OF LOT 4 BLK 25**  
 Direction Faces:

## General Information

Floor Plan: **Bungalow** Style:  
 Construct: **Wood Siding** Roof: **Composition**  
 Garage: **2/Detached, Gar Door Opener** Bsmt: **Crawl Space, Partial, Sump Pump**  
 Dining: Lake:  
 Lot Desc: Fence:  
 Fireplace: Utilities:  
 Oth Bldgs: **Garage(s)**

## Remarks & Directions

**Take up residence in this 3 bedroom 2.5 bath Bungalow with active opportunities. Located on a oversized corner lot of a safe, established neighborhood and access close to main artery of the city as well as 69 Highway. Inspiration meets vintage. This family home was well maintained and has a detached 2 car garage with office, partial understructure room with a new water heater, furnace, storage closet and sump pump. Time and trends change but this property is timeless. There is a large owners suite and two additional bedrooms with an adjoining full bathroom. The living room is large and laundry room is spacious with half bath convenient to the outdoor patio entertaining space. All appliances are included. Experience the small town state of mind, embrace the historical significance in this home and discover your peace of mind.**

Directions: **Bypass at 12th turn West on 12th and go West to 12 and Main. Home on the corner.**

## Room Information

Room Type	Dim	Level	Room Features	Room Type	Dim	Level	Room Features
<b>LIVING</b>		<b>First</b>	<b>All Carpet</b>	<b>FAMILY</b>		<b>First</b>	<b>All Carpet</b>
<b>KITCHEN</b>		<b>First</b>	<b>Vinyl</b>	<b>MSTRBED</b>		<b>First</b>	<b>All Carpet</b>
<b>MSTRBATH</b>		<b>First</b>	<b>All Carpet</b>	<b>BEDONE</b>		<b>First</b>	<b>All Carpet</b>
<b>BEDTWO</b>		<b>First</b>	<b>All Carpet</b>	<b>BATHONE</b>		<b>First</b>	<b>Vinyl</b>
<b>BATHHALF2</b>		<b>First</b>	<b>Vinyl</b>	<b>UTILITY</b>		<b>First</b>	<b>Vinyl</b>

## Additional Information

Exclude:  
 Bldg Conv: Age Rest:  
 Ceiling R: Walls R:  
 Heating: **Central Gas** Ownrshp:  
 Water: **City/Public** Road Mnt:  
 Patio: **Patio** Other R:  
 Flooring: Pool:  
 Appliances: **Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer** Windows:  
 Road Surf: **Paved**  
 City Limits:

## Financial Information

Will Sell: **Cash, Conventional, FHA, USDA Loan, VA Loan** HOA: **\$0**  
 Tax: **\$1,593** Spc Tax: **\$0** Total Tax: **\$1,593** Tax Comm: