

# Property Client Full

**1607 S Eddy Street, Fort Scott, KS 66701**  
 MLS#: **2365669** Status: **Sold**

County: **Bourbon**

L Price: **\$145,000**  
 S Price: **\$145,000**

**Residential**

Area: **998 - Other Kansas Area**



Sub: **Other**  
 Type: **Single Family**  
 Bed: **3** Full Bath: **2** Half Bth: **0**  
 Above Grade Fin: **1,336** Source: **Appraiser**  
 Below Grade Fin: **0** Source: **Appraiser**  
 Total Square Feet: **1,336** Source:  
 Lot Size: **9,000 - Square Feet** Age: **51-75 Years**  
 Elem: Yr Built: **1960**  
 Middle: Tax: **\$1,808**  
 Senior: FP: **No**  
 District: **Fort Scott** Bsmt: **No**  
 HOA: **\$/None** CA: **Yes**  
 Terms: **Conventional** Gar: **Yes**  
 Legal: **SPENCER HEIGHTS ADDITIN, LOT 59 & S 25' OF LOT 61**  
 Direction Faces:

**General Information**

Floor Plan: **Ranch** Style:  
 Construct: **Frame, Wood Siding** Roof: **Composition**  
 Garage: **2/Attached, Gar Door Opener, Off Street** Bsmt: **Crawl Space**  
 Dining: Lake:  
 Lot Desc: Fence:  
 Fireplace: Utilities:  
 Oth Bldgs: **Shed(s)**

**Remarks & Directions**

**Affordability in a small historic town. Take up residence in this 3 bedroom, 1.5 bath home. This is a safe, traditional neighborhood and located central to the city's walking and bike trails, golf course, quaint downtown with shops, eateries and stores. This ranch has a fenced back yard, storage shed, hot tub and 2 car attached garage. New painted rooms, new master bathroom floor, vanity and stool. Flag pole, Culligan water system, Bose sound system, blinds, area rug, all stay with the home. New water heater in 2020.**

Directions: **Hwy 69 turn right on S National, go North to 17th Street turn West go past two stop signs to Eddy St, turn right to subject.**

**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>DINING</b>		<b>First</b>	<b>Luxury Vinyl Plank</b>
<b>MSTRBED</b>		<b>First</b>	<b>All Carpet</b>	<b>MSTRBATH</b>		<b>First</b>	<b>Luxury Vinyl Plank</b>
<b>BEDONE</b>		<b>First</b>	<b>Hardwood</b>	<b>BEDTWO</b>		<b>First</b>	<b>Hardwood</b>
<b>BATHONE</b>		<b>First</b>	<b>Vinyl</b>	<b>KITCHEN</b>		<b>First</b>	<b>Luxury Vinyl Plank</b>

**Additional Information**

Exclude:  
 Bldg Conv: Age Rest:  
 Ceiling R: Walls R:  
 Heating: **Forced Air Gas**  
 Water: **City/Public**  
 Patio: **Deck**  
 Flooring: **Carpeted Floors, Luxury Vinyl Plank, Wood Floors**  
 Interior: **All Window Cover, Ceiling Fan(s)**  
 Exterior: **Hot Tub/Spa**  
 Appliances: **Disposal, Dryer, Hood/Fan, Refrigerator, Rng/Oven- Built In, Washer**  
 Telecom: **Cable - Available**

Ownrshp:  
 Road Mnt: Road Surf: **Paved**  
 Other R: City Limits: **Yes**  
 Cooling: **Central Electric**  
 Sewer: **City/Public**  
 Pool:  
 Windows:

**Financial Information**

Will Sell: **Cash, Conventional, FHA, USDA Loan** HOA: **\$0**  
 Tax: **\$1,808** Spc Tax: **\$0** Total Tax: **\$1,808** Tax Comm: