

# • Lots of Charm, Original Woodwork!!



**1574 Calhoun Street  
Chillicothe MO 64601**

**#2514**

**\$75,000**

Area: Westside of Town  
 Style: 1 1/2 Story  
 Stories: 1.5  
 Square Feet: 1,624  
 Lot Size: 70 x 109  
 Year Built: 1926  
 Taxes:  
 Parking: Gravel driveway  
 Exterior: Vinyl  
 Roof: Asphalt 2006  
 Heating: NGFA  
 Air Conditioning: Central Air  
 Utility Avg: Gas: \$65.47  
 Fireplace(s): NA  
 Basement: Partial unfinished

Bathrooms: 2 (1 main, 1 upper- 9.8 x 7.7)  
 Bedrooms: 3  
 Master Bedroom: 13.5 x 15.10 - Main Floor  
 Bedroom #2: 11.8 x 9.2 - Upper Level  
 Bedroom #3: 11.3 x 8.2 - Upper Level  
 Living room: 18 x 12 - Main Floor  
 Dining room: 11.8 x 15.11 - Main Floor  
 Kitchen: 13 x 11.3 - Main Floor  
 Laundry: 13.7 x 5.5 - Main Floor  
 Storage off Laundry: 13.1 x 6 - Main Floor  
 Landing: 19.3 x 10.9  
 Other 1: Lots of Charm!! Corner lot, offers many amenities, built-in hutch, original woodwork, and French doors.



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