

• PRICED TO SELL



**1306 Bryan Street
Chillicothe MO 64601**

**PRICE REDUCED!!
\$75,000**

#2623/16150

Area: Chillicothe - Westside
 Style: Split level
 Stories: 2
 Square Feet: 1084
 Lot Size: 2 Lots total - 105 x 75
 Year Built: 1960
 Taxes: \$624 - 2011
 Parking: One Car
 Exterior: Steel Siding and Shakes
 Roof: Asphalt
 Heating: NGFA
 Air Conditioning: CA - 1 year
 Utility Avg: Elec - \$76.67 Gas - \$63.97
 Fireplace(s): None
 Basement: 1/2 Crawl Space/
 1/2 garage and laundry

Bathrooms: 1
 Bedrooms: 2
 Master Bedroom: 10.90x10.80
 Bedroom #2: 10.80x10.60
 Living room/Dining Combo: 16.11x18.11
 Kitchen/Breakfast Nook: 18.11x7.70
 Laundry: Lower Level

Freshly painted bedrooms, bath, hall, and living room.
 All new flooring: carpet and laminate - Jan 2012. All
 windows are being glazed, primed, and painted.

Taxes 2 Lots: 1 lot - \$555.56 1 lot - \$68.67
 2 Driveways and Back Alley Parking



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