

# 306 E Clay St, Elk Point, SD

\$264,900

Listing 817331 – Elk Point, SD – Residential

**SOLD**



Bedrooms	3
Bathrooms	1.75
Acres	0.22 acres(s)
Total Sq Foot	1964 sq ft
Garage Type	Attached
Garage Spaces	2
Year Built	1976
Taxes	\$2508
Style	Ranch

Lots of updates in this home! 3+ bedroom and 1.75 bath ranch style home just blocks away from the school. Walk in the front door of this home to a spacious main floor layout. The family room has a wood burning fireplace, large picture window for natural light and an open concept to the kitchen and dining. The large kitchen boasts tons of storage and a breakfast bar. The dining room has a slider to an oversized deck perfect for enjoying the summer evenings. All the bedrooms on the main floor have large double closets and share a recently updated full bath with double vanity and a large linen closet. Downstairs has a newer 3/4 bath, a non-legal bedroom without egress window, but large walk in closet, lots of unfinished storage space and a huge living room. Enjoy the complete theater setup with a projector and surround sound. The heated garage has been recently finished with custom wood walls and ceiling.

Please visit website for more information.

### Directions

From Main Street turn south on Pearl Street then right on Clay Street. House is on the left.



**Troy Donnelly**  
Broker/Owner  
Email: [tdonnelly@iw.net](mailto:tdonnelly@iw.net)  
Phone: 712-899-3748



**Residential**  
817331

**306 E Clay St**  
**Elk Point, SD 57025**

**\$264,900**



<b>House Style:</b>	Ranch	<b>Total Bedrooms:</b>	3
<b>County:</b>	Union	<b>Total Baths:</b>	1.75
<b>MLS Area:</b>	South Dakota	<b>Year Built:</b>	1976
<b>Region:</b>	Surrounding Areas/Other Areas	<b>Ownership:</b>	Single Family
<b>Elem School:</b>	Elk Point	<b>Acres:</b>	0.22
<b>Mid/Jr School:</b>	Elk Point	<b>Lot Size:</b>	9750
<b>Sr High School:</b>	Elk Point	<b>Garage Stalls:</b>	2
<b>Garage Type:</b>	Attached	<b>Garage SqFt:</b>	576
<b>Total SF:</b>	1964	<b>Below Grade SF:</b>	1232
<b>Main SF:</b>	1232	<b>Finished BG SF:</b>	732
<b>Above Grade SF:</b>	1232	<b>Unfin. BG SF:</b>	500
<b>Fireplace No.:</b>	1	<b>Fire Fuel Type:</b>	Wood
<b>Basement:</b>	Finished,Full,Poured	<b>New Construction:</b>	No

**Comments:** Lots of updates in this home! 3+ bedroom and 1.75 bath ranch style home just blocks away from the school. Walk in the front door of this home to a spacious main floor layout. The family room has a wood...

**Directions:** From Main Street turn south on Pearl Street then right on Clay Street. House is on the left.

**Included:** Kitchen appliances, washer/dryer, home theater equipment, window treatments

**Not Included:** Water softener/RO system rented

**FEATURES**

**Property Feat.:** Landscaping,Level Lot,Retaining Wall,Trees  
**Amenities:** Deck,Eat-in Kitchen,Fireplace,Garage Door Opener,New Bath,Oversized Garage,Storage Shed  
**Acptbl Financ:** Cash,Conventional,FHA,VA

<b>Exterior:</b>	Vinyl	<b>Roof:</b>	Shingle
<b>Interior Trim:</b>		<b>Driveway:</b>	Concrete
<b>Sewer Type:</b>	City	<b>Water Type:</b>	City
<b>Heat Type:</b>	Forced Air	<b>Fuel:</b>	Natural Gas
<b>A/C Type:</b>	Central	<b>Water Softener:</b>	Rented

Name	Floor	Size	Description
Kitchen	Main	13'6X11'6	spacious kitchen, breakfast bar, laminate wood floor
Dining	Main	13'6X9	open to kitchen and family, slider to large wood deck
Family	Main	13'6X18	large picture window, wood fireplace, laminate wood floor
Full Bath	Main	10X7'9	complete reno with tile floor, double vanity
Bedroom	Main	13'5X10	carpet, large double closet
Master	Main	11'9X13'6	carpet, double closet, lots of natural light
Bedroom	Main	10X11'7	carpet, double closet
3/4 Bath	Basement	7'9X8'2	vinyl floor, recently updated with all new!
Other	Basement	11'2X14	unfinished storage, could be office/den
Other	Basement	11'10X11	non-legal bedroom without egress window, walk-in closet
Living	Basement	30'6X11'10	huge living room w/ in home projector theater and surround

<b>Parcel:</b> 03.02.09.1010	<b>Assessments:</b>	<b>Assessed Value:</b> \$	<b>To Be Built:</b>
<b>Terms:</b>		<b>Possession:</b> Close	
<b>Frontage Ft:</b>	<b>Depth Ft:</b>	<b>Rented:</b> No	<b>Mthly Rental Inc.:</b>
<b>Gross Taxes:</b> 2508	<b>Tax Year:</b> 2021	<b>Tax Class:</b>	<b>Zoning:</b> R-1
<b>Assoc. Fee:</b> 0	<b>Avg. Utilities:</b> \$	<b>Flood Insurance:</b> Not Required	<b>Abstract Location:</b>

**Legal Description:** LOT 4 ESTRLY 15? OF LOT 5 BLK 9 WIXSON'S ADD Elk Point City, Union County, SD

**PREPARED BY**



**Troy Donnelly**  
**Broker/Owner**  
**Email:** tdonnelly@iw.net  
**Phone:** 712-899-3748



Provided by Herrity & Associates Real Estate – 109 W Main – PO Box 472 – Elk Point, SD 57025