

# 306 E Lincoln St, Elk Point, SD

\$269,900

Listing 811875 – Elk Point, SD – Residential

**SOLD**



Bedrooms	4
Bathrooms	3
Acres	0.31 acres(s)
Total Sq Foot	2960 sq ft
Garage Type	Attached
Year Built	1991
Taxes	\$3743
Style	Ranch

Check out this 4 bedroom, 3 bath ranch style home! Need space and storage? Both are abundant here! Walk in the front door to the family room with a large picture window, fireplace and tons of natural light. The spacious kitchen boats lots of storage, tile floor and stainless steel appliances. The cabinet pantry has custom spice racks and plenty of shelf storage. The built in desk fits perfectly between the kitchen and dining. Just off the dining is a 4 season room with lots of natural light. The master bedroom has an updated full bathroom and a large walk-in closet. Two main floor bedrooms share a full bath. Downstairs boasts a large family room with a gas fireplace. The two dens are perfect for craft, workout or an office. The fourth bedroom in the basement has a closet and egress window. Don't forget about the oversized two stall garage that is 30' deep. The private back yard has a large wood deck and a storage shed.

Please visit website for more information.

### Directions

From Main Street turn South on Pearl Street. Turn left on Lincoln Street. House is on the right.



**Troy Donnelly**  
Broker/Owner  
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**Residential**  
**811875**

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

**\$269,900**



<b>House Style:</b>	Ranch	<b>Total Bedrooms:</b>	4
<b>County:</b>	Union	<b>Total Baths:</b>	3
<b>MLS Area:</b>	South Dakota	<b>Year Built:</b>	1991
<b>Region:</b>	Surrounding Areas/Other Areas	<b>Ownership:</b>	Single Family
<b>Elem School:</b>	Elk Point	<b>Acres:</b>	0.31
<b>Mid/Jr School:</b>	Elk Point	<b>Lot Size:</b>	13494
<b>Sr High School:</b>	Elk Point	<b>Garage Stalls:</b>	
<b>Garage Type:</b>	Attached	<b>Garage SqFt:</b>	720
<b>Total SF:</b>	2960	<b>Below Grade SF:</b>	1468
<b>Main SF:</b>	1612	<b>Finished BG SF:</b>	1348
<b>Above Grade SF:</b>	1612	<b>Unfin. BG SF:</b>	120
<b>Fireplace No.:</b>	2	<b>Fire Fuel Type:</b>	Gas
<b>Basement:</b>	Finished,Full	<b>New Construction:</b>	No

**Comments:** Check out this 4 bedroom, 3 bath ranch style home! Need space and storage? Both are abundant here! Walk in the front door to the family room with a large picture window, fireplace and tons of natural light. The spacious...

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**Included:** Kitchen Appliances, water softener, garage fridge, fireplace

**Not Included:**

**FEATURES**

**Property Feat.:** Fenced Yard,Landscaping,Level Lot,Trees

**Amenities:** 3 Season Porch,Built-ins,Computer Area,Deck,Eat-in Kitchen,Fireplace,Foyer,Garage Door Opener,Main Floor Laundry,Master Bath,Master WI Closet,Oversized Garage,Porch,Storage Shed

**Accptbl Financ:** Cash,Conventional,FHA,VA

<b>Exterior:</b>	Hardboard	<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>	

Name	Floor	Size	Description
Living	Main	15X18'7	carpet, fireplace, large picture window
Kitchen	Main	13'8X11	tile floor, stainless steel appliances, cabinet pantry
Other	Main	11'6X11'3	wood laminate floor, tons of natural light, door to deck
Laundry	Main	5'2X5'10	tile floor, storage
Master	Main	13.8X14	carpet, large walk-in closet, master bath
Full Bath	Main	11'1X7'4	master bath, tile floor, tub with surround, double vanity
Full Bath	Main	5X10'1	tile floor, tub with surround
Bedroom	Main	10'5X10	carpet, closet
Bedroom	Main	10'2X11'2	carpet, closet
Den	Basement	10'8X10'1	carpet, closet, perfect office or workout
Full Bath	Basement	10'8X6'7	vinyl floor, linen storage, tub with surround
Bedroom	Basement	12X18	carpet, closet egress window
Den	Basement	12'7X15	carpet, closet, perfect craft room
Family	Basement	13X33'4	carpet, gas fireplace

<b>Parcel:</b> 03.08.08.1050	<b>Assessments:</b>	<b>Assessed Value:</b> \$	<b>To Be Built:</b>
<b>Terms:</b>		<b>Possession:</b>	
<b>Frontage Ft:</b> 100	<b>Depth Ft:</b> 134	<b>Rented:</b> No	<b>Mthly Rental Inc.:</b>
<b>Gross Taxes:</b> 3743	<b>Tax Year:</b> 2019	<b>Tax Class:</b>	<b>Zoning:</b> R-1
<b>Assoc. Fee:</b>	<b>Avg. Utilities:</b> \$	<b>Flood Insurance:</b> Not Required	<b>Abstract Location:</b>

**Legal Description:** LOT 9 BLK 5 SOUTHVIEW SUBDIV Elk Point CITY, Union County, SD

**PREPARED BY**



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