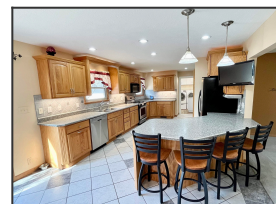


309 S Franklin St, Elk Point, SD

\$349,900

Listing 819042 – Elk Point, SD – Residential

SOLD



Bedrooms	4
Bathrooms	3.25
Acres	0.31 acres(s)
Total Sq Foot	2832 sq ft
Garage Spaces	2
Year Built	1968
Taxes	\$3352
Style	Ranch

Lots of updates throughout this large ranch style home just a block from the Elk Point Jefferson School! Walk in to the front door to a large living room with a gas fireplace, large picture window and sharing an open concept with the kitchen and dining. Tile floors run throughout the dining and kitchen. The kitchen has tons of cabinet and countertop space as well as a large peninsula with seating for 4. The dining has a pantry/closet and a slider to the large concrete patio. Two good sized bedrooms share a full bath. The master bedroom has loads of natural light, ceiling fan, carpet, large double closet and a master bath. The laundry also resides on the main with the washer and dryer included, storage closet, wash sink and a 3/4 shower. This shower is conveniently placed just off the back door to the hot tub! The main floor has a den perfect for an office, craft or TV room. Downstairs has a large family room with dry bar that includes a beverage fridge and a gas fireplace. The basement also has a bedroom with egress, a den and a 3/4 bath. Don't forget about the mechanical components of this home including a geothermal heating and cooling system creating minimal utility bills year around. The backyard is an oasis of its own with a large patio, mature trees and landscaping, firepit, hot tub and a privacy fence! The house has an attached two stall garage with room for a workbench. Don't wait on this one!

Please visit website for more information.




Directions

From Main Street head south on Franklin Street 3 blocks. House is on the left.



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



Residential 819042	309 S Franklin St Elk Point, SD 57025	\$349,900
	House Style: Ranch	Total Bedrooms: 4
	County: Union	Total Baths: 3.25
	MLS Area: South Dakota	Year Built: 1968
	Region: Surrounding Areas/Other Areas	Ownership: Single Family
	Elem School: Elk Point	Acres: 0.31
	Mid/Jr School: Elk Point	Lot Size: 1330
	Sr High School: Elk Point	Garage Stalls: 2
	Garage Type: Attached, Detached, Multiple	Garage SqFt: 540
	Total SF: 2832	Below Grade SF: 1560
	Main SF: 1659	Finished BG SF: 1173
	Above Grade SF: 1659	Unfin. BG SF: 387
	Fireplace No.: 2	Fire Fuel Type: Gas
	Basement: Block, Finished, Full	New Construction: No
	Comments: Lots of updates throughout this large ranch style home just a block from the Elk Point Jefferson School! Walk in to the front door to a large living room with a gas fireplace, large picture window and sharing an open... Directions: From Main Street head south on Franklin Street 3 blocks. House is on the left. Included: kitchen appliances, washer/dryer, water softener, RO System, hot tub, fire pit Not Included:	
	FEATURES	
Property Feat.: Fenced Yard, Landscaping, Level Lot, Trees Amenities: Brick Accent, Computer Area, Eat-in Kitchen, Fireplace, Garage Door Opener, Hot Tub, Main Floor Laundry, Master Bath, Oversized Garage, Patio, Smoke Detector, Workshop Acctptbl Financ: Cash, Conventional, FHA, VA		
Exterior: Brick, Vinyl Roof: Shingle Interior Trim: Driveway: Concrete Sewer Type: City Water Type: City Heat Type: Geo Thermo Fuel: Electric, Natural Gas A/C Type: Geo Thermo Water Softener: Included		
Name	Floor	Size
Description		
Living	Main	19'9X12'7
Dining	Main	12'9X10'3
Kitchen	Main	18'2X12'4
Bedroom	Main	11'3X10'9
Full Bath	Main	7'2X12'4
Bedroom	Main	13'7X9'8
Master	Main	12'5X14
3/4 Bath	Main	4'1X9'10
Laundry	Main	11'5X9'3
Other	Main	12'4X9'7
3/4 Bath	Basement	3'10X8'1
Family	Basement	26'8X24'4
Bedroom	Basement	13'9X14
Den	Basement	12X13'9
Parcel: 03.02.13.1035 Assessments: Assessed Value: \$ To Be Built: Terms: Possession: Close Frontage Ft: Depth Ft: Rented: Yes Mthly Rental Inc.: 850 Gross Taxes: 3352 Tax Year: 2021 Tax Class: Zoning: R-1 Assoc. Fee: Avg. Utilities: \$ Flood Insurance: Not Required Abstract Location:		
Legal Description: S2/3 OF ESTRLY 33? OF LOT 10 & S2/3 OF 11 & 12 BLK 13 WIXSON'S ADD E P CITY, Union County, SD		
PREPARED BY		
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">  <p>Troy Donnelly Broker/Owner Email: tdonnelly@iw.net Phone: 712-899-3748</p> </div> <div style="text-align: right;">  </div> </div>		
Provided by Herrity & Associates Real Estate – 109 W Main – PO Box 472 – Elk Point, SD 57025		