309 S Franklin St, Elk Point, SD

\$349,900

Listing 819042 - Elk Point, SD - Residential

SOI D









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: tdonnellv@iw.net

Phone: 712-899-3748



 Residential
 309 S Franklin St
 \$349,900

 819042
 Elk Point, SD 57025



House Style:RanchTotal Bedrooms:4County:UnionTotal Baths:3.25MLS Area:South DakotaYear Built:1968

 Region:
 Surrounding Areas/Other Areas
 Ownership:
 Single Family

 Elem School:
 Elk Point
 Acres:
 0.31

Mid/Jr School:Elk PointLot Size:1330Sr High School:Elk PointGarage Stalls:2Garage Type:Attached,Detached,MultipleGarage 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... $% \label{eq:controller}$

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

Accptbl Financ: Cash, Conventional, FHA, VA

Basement

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	carpet, gas fireplace, open to kitchen/dining, large window
Dining	Main	12'9X10'3	tile floor, slider to large concrete patio, pantry/closet
Kitchen	Main	18'2X12'4	tile floor, lots of cabinet storage, tile backsplash
Bedroom	Main	11'3X10'9	carpet, double closet, ceiling fan
Full Bath	Main	7'2X12'4	tile floor, double vanity, lots of storage
Bedroom	Main	13'7X9'8	carpet, lots of natural light, double closet
Master	Main	12'5X14	carpet, double closet, master bath
3/4 Bath	Main	4'1X9'10	tile floor, step in shower
Laundry	Main	11'5X9'3	vinyl plank floor, shower, wash sink, closet
Other	Main	12'4X9'7	office, craft or TV room, carpet, ceiling fan
3/4 Bath	Basement	3'10X8'1	vinyl plank floor, shower
Family	Basement	26'8X24'4	bar area with beverage fridge, fireplace, carpet
Bedroom	Basement	13'9X14	vinyl plank floor, closet, egress

Parcel: 03.02.13.1035 Assessments: Assessed Value: \$ To Be Built:

carpet, closet, no egress

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



Den

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

12X13'9



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