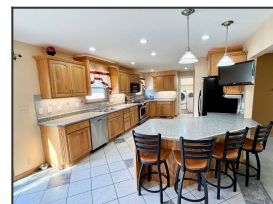


309 S Franklin St, Elk Point, SD

\$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



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|--|--|--------------------------------------|---|
| 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 | | | |
| Accptbl 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 | 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 |
| Den | Basement | 12X13'9 | carpet, closet, no egress |
| 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: flex-start;"> <div style="width: 30%;">  <p>Troy Donnelly Broker/Owner Email: tdonnelly@iw.net Phone: 712-899-3748</p> </div> <div style="width: 65%; text-align: right;">  </div> </div> | | | |
| Provided by Herrity & Associates Real Estate – 109 W Main – PO Box 472 – Elk Point, SD 57025 | | | |