

# 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.*



109 West Main/P.O. Box 472, Elk Point, SD 57025

[WWW.HERRITYRE.COM](http://WWW.HERRITYRE.COM)

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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

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**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