



**Address:** 300 E Lawler - Chamberlain

**Listing Price:** \$169,000

**Property Features:** This beautiful, historic home represents the opportunity to own one of the most iconic properties in the area! Sculptured tin ceilings, tiger oak staircase and the large pocket doors are a sample of the many significant pieces to this property along with modern updates to HVAC, all new windows, newer shingles, updated bathrooms and much more! This terrific home and detached building are situated on a nearly one acre lot just two blocks east of Chamberlain's Main Street!

**Legal Description:** Lots 9-14 Block 24 First Addition, Chamberlain.

## Home Information

**Structure Type:** 2 story

**Total Bedrooms:** 3+

**Floors:** Hardwood, Carpet, Vinyl

**Detached Garage:** 14' x 24'

**Year Built:** 1882 +/-

**Total Baths:** 3

**Cooling:** (2) Central Air (< 5 yrs old)

**Heating:** LP Furnace + Electric

**Lot Size:**

**Interior:** Plaster & Drywall

**Siding:** Slate

**Roof:** Asphalt Shingles (< 5 yrs old)

**Irrigation System:** No

**R.E. Taxes:** \$2230.14 (2015)

## Dimensions

**Main Floor Sq Ft:** 1460

**Living Room:** 15' 5 x 14' 4 Carpet

**Parlor:** 12' 9 x 16' 5 x 13' Carpet

**Dining or Bedroom:** 12' x 13' 7 Carpet

**Kitchen:** 11' x 17' Laminate

**Breakfast Nook:** 6' 4 x 18' Tile

**West Porch:** 14' x 28'

**Bath:** Full Vinyl

**Laundry:** 5' x 9'

**East Porch:** 14' x 14' Laminate

**Second Floor Sq Ft:** 1232

**Bedroom 1:** 14' 6 x 13' 4 Carpet

**Bedroom 2:** 11' 6 x 14' 6 Carpet

**Bedroom 3:** 8' 6 x 23' Carpet, Private bathroom

**Bonus Room:** 172 sq ft (Irregular shape) Carpet

**Bath:** Full

**West Porch:** 14' x 28' Hardwood

**Basement Sq. Ft:** 1154

Unfinished basement includes a concrete shower area, work space and plenty of storage space. Access from inside or outside.



## Personal Property Included:

Refrigerator, Stove, Dishwasher, Washer, Dryer, Window coverings



All sizes are approximate. Information obtained is from sources deemed reliable, but not guaranteed. No warranty implied or expressed.