



<b>Property Address:</b>	<b>109 Summit Dr Chamberlain, SD 57325</b>
<b>Listing Price</b>	<b>\$149,000</b>
<b>Legal Description:</b>	<b>Lots 5 Block 2 Western Vista Addition, Chamberlain</b>
<b>RE Taxes:</b>	<b>\$1785.14 (2020)</b>

### Affordable & Roomy Three Bedroom!

*This is a rare opportunity to purchase a three bedroom home priced under \$150,000! The split entry home features living areas on the upper and lower floors. Nearly new shingles, newer furnace & air conditioning systems are recent updates to the home. The presently non-conforming lower level bedroom offers the opportunity for a home office, workout room or install an egress window to make the fourth bedroom! The tuck under garage is insulated and is heated & cooled by the home's HVAC system. The attractive home is tucked into the hill on Summit Drive with a backyard that makes you feel like you live in the country! Contact us to make an appointment to see this property!*

Home Information	
Structure Type:	Single-family Ranch
Year Built	1963
Total Bedrooms	3
Total Baths	2
Interior	Drywall
Siding	Metal
Roof	Asphalt Shingles 2020
Floors	Carpet, Vinyl
Wood Work	Oak & Pre-finished
Cooling	Central
Heating	Propane Furnace
Irrigation System	No
Garage	Single - 17' w x 27' d
Outside Features	Backyard storage shed



Room	Room Dimensions
Main Floor	999 sq ft
Living	11' 6 x 14' 4
Dining	Combined w/ kitchen
Kitchen	10' 8 x 18' 2
Bedroom	11' 8 x 10' 8
Bath	Full
Bedroom	10' 3 x 8' 11
Bedroom	8' 8 x 9' 3

Lower Level	540 sq ft	Lot size	75' x 136'
Living Room	11' x 16'	Avg Electric Avg Propane	\$ 82.42/mo
Bath	Full		
Non-Conforming Bedroom	11' 3 x 8' 4		
Laundry	In Garage	<b>Showings</b>	<b>By Appointment</b>