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COOPERATIVE LISTING INFORMATION SHEET

Address 740 South 4th St. Price \$85,000.00
 Legal description Lots, 1, 2, 3,4, Block 35, Original Townsite Type property SFR
 Zoning RM-1 Taxes/Year \$756.06 Approx age unknown
 Date listed January 2011 Date Sold _____ Date off market _____
 Owners Franken Construction, LLC Occupied by Owners
 How shown By appointment with listing office.

(ROOM SIZES APPROXIMATE)

Builder	<u>Unknown</u>	Approx. sq. ft.	<u>912</u>	Living rm.	<u>11 x 22</u>	# of rooms	<u>6</u>
construction	<u>Block</u>	Type heat	<u>Hotwater bb</u>	Dining rm.	<u>11 x 11</u>	# or bedrooms	<u>2</u>
Roof	<u>Metal</u>	Type cooling	<u>n/a</u>	Family rm.		# of bathrooms	<u>1</u>
Siding	<u>Stucco</u>	Fireplace		Kitchen	<u>12x11.8</u>	Lot size	<u>100 x140</u>
Insulation	<u>Unknown</u>	Wood stove		Utility rm.	<u>4x6</u>	Public utilities	<u>x</u>
Garage	<u>No</u>	Sub-flooring	<u>wood</u>	Mstr. Bedroom	<u>11x13</u>	Private utilities	
Carport		Floor coverings	<u>Carpet/tile</u>	#2 bed rm.	<u>10x10</u>	Paving	No Yes <u>x</u>
Fence	<u>Small chain link</u>	Window coverings	<u>blinds</u>	# 3 bed rm.		Other	

Appliances: Range x Refrigerator x Disposal Dishwasher x Washer Dryer

Dryer Connection: Gas Electric x none

Property is not in flood boundary as shown by HUD map dated May 5, 1987

Charming Southwest style home, new tile and carpet, ready to move into. This home is located in a great neighborhood, close to schools and nearby ballparks and library. Great starter or investment property.

Remarks

Listing Agent: Wendy M Mileta Phone: 575-445-8477