



ALLIANCE REALTORS
Coop Listing Information Sheet



Address 722 Laramie Ave

Price	<u>\$229,000</u>	Owner	<u>Matthews</u>
Style	<u>2 Stories</u>	Showing Inst.	<u>By Appt</u>
RE taxes	<u>\$3524.76</u>	Listing Company	<u>Heartland Real Estate</u>
Lot Size	<u>14,000 Sq Ft</u>	Listing Agent	<u>Marcia Vogel</u>
Room Count	<u>10 \ 5 \ 2</u>	Buyer's Agent	<u></u>
Approx. Sq. Ft.		Legal	<u>LOTS 1 & 2 BLOCK 6 SECOND ADDITION</u>
Grnd Floor	<u>1506</u>	3rd Level	<u></u>
2nd Floor	<u>1478</u>	Bsmt	<u>1064</u>
Basement Rm Count/ Finish		C & C	<u>.024</u>
<u>The basement is minimal finish. It would make a great workout room. Private entrance into basement</u>			

Year Built	<u>1895</u>	Range	<u>Yes</u>	Other Buildings	<u></u>
Exterior	<u>Wood</u>	Ref	<u>Yes</u>		
Roof	<u>Asphalt</u>	DW	<u>None</u>		
Heat type/ Cost	<u>GFA</u>	Disp	<u>None</u>	Other	<u>This home has been lovingly taken care o by 3 owners. Beautiful hardwood floors. See attached.</u>
Cooling Type	<u>CA</u>	Softener	<u>None</u>		
Deck/Patio	<u>Porch, Deck, Patio</u>	Drapes	<u>Some</u>		
Gar. Size	<u></u>	Ceiling	<u></u>		
Att/Det	<u>Det. 616 Sq Ft</u>	Fans	<u>Yes</u>	Fenced Yard	<u>Back yard</u>
GDO	<u>Yes</u>	FP	<u>Pellet</u>		Sprinklers <u>Yes</u>

Pending Date _____
Sale Price _____
Close Date _____
OL Date 8/22/2018
Selling Company _____

FINANCING

Type _____
Amount _____
Seller Cont. to Buyer Costs. _____



This Queen Anne style home was built in 1895 and sits on a double corner lot with beautiful established Hardwood trees. Built by a prosperous Alliance banker/business man. The home has had only 2 owners over the past 100 years. It has a lovely charm and character about it, with hardwood floors, beautiful wood pocket doors as well as a parcaay living room floor that has been lovingly restored. Beautiful original staircase with original stained glass windows. The main floor has large rooms and high ceilings, with original detail painted walls. While the upstairs has large bedrooms and large bath with original fixtures. It has a full attic, with tongue and groove flooring with 1200' of storage space. With 10' ceilings, where back in its glory days, dances were held. A solid work bench built for restoration projects. The wiring and plumbing have both been updated and it has a new heating and new Seer 21 central air installed in 2016, as well as a Quadra fire Pellet stove. While there are still renovations to be done, this home is very well maintained and full of charm.

If you have ever visited the Adams House in Deadwood, SD, you would see the similarities to our home. You will fall in love with this home as it has all of its original character, and is ready to be your forever home.