


**\$61,000**

SemoMLS #: 15431 • Agency Listing #: MLS24024837

<b>4</b> Beds	<b>2</b> Baths	<b>1948</b> Built	<b>1851</b> Above Est Sq Ft
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### American Elite Realty

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**INVESTOR ALERT!** This farmhouse style 4 bedroom, 2 bath, two story home is located in a great neighborhood. It needs a Cash or Conventional Buyer willing to put their TLC into a renovation...but the rewards should be great! It could possibly bring in at least \$1200 a month as a rental, a good return on a flip, or you might enjoy living here and sitting on the large front porch. Newer duct work and HVAC. Large rec room/den in back. There is a sizable 70X163.46 yard with a storage building in the back. There are lots of possibilities!! Lot Size 70x163.46 MLS24024837

**\*Disclaimer\*** There is some mold near utility room and den from a prior leak. Seller said the sewer has a crack in it.

<b>Beds:</b> 4	<b>Lot:</b> 70'x163.46'	<b>School:</b> Caruthersville
<b>Baths:</b> 2	<b>Acres:</b> .26	<b>County:</b> Pemiscot
<b>ESqFt(Above):</b> 1851	<b>Cooling:</b> Central	<b>Zoning:</b> Residential
<b>ESqFt(Total):</b> 1851	<b>Car Storage:</b> Garage/Workshop	<b>County Taxes:</b> 942.37
<b>Year Built:</b> 1948	<b># of Cars:</b> 1	<b>Flood Zone:</b> Undetermined
<b>Style:</b> 2 story	<b>Utilities:</b> Public	<b>Foundation:</b> Crawl
<b>Exterior:</b> Vinyl Siding	<b>Water:</b> City	<b>Pool:</b> No <b>Fireplace:</b> No
<b>Rural:</b> No	<b>Waste Management:</b> Sewer	<b>Basement:</b> No
<b>Acreage:</b> No	<b>Porch:</b> Front	
<b>Appliances:</b> Water Heater, Range Hood/Fan, Dishwasher, Ceiling Fan		



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