

# • Duplex work in progress! Seller Says Sell!



430 & 432 Jackson  
Chillicothe, MO 64601

#2459

\$72,900

<b>Area:</b>	<b>Chillicothe</b>	<b>Bathrooms:</b>	<b>1.5</b>
<b>Style:</b>	<b>2 Story Duplex</b>	<b>Bedrooms:</b>	<b>2</b>
<b>Stories:</b>	<b>2.0</b>	<b>Master Bedroom:</b>	<b>15 x 12 Upper Level</b>
<b>Square Feet:</b>	<b>1,428</b>	<b>Bedroom #2:</b>	<b>12 x 12 Upper Level</b>
<b>Lot Size:</b>	<b>70 x 120</b>	<b>Living room:</b>	<b>15 x 12 Main Level</b>
<b>Year Built:</b>	<b>1902</b>	<b>Dining room:</b>	<b>14.6 x 12.2 Main Level</b>
<b>Taxes:</b>	<b>\$272 2007</b>	<b>Kitchen:</b>	<b>Newly updated with some new appliances</b>
<b>Parking:</b>	<b>1 car detached</b>	<b>Laundry:</b>	<b>Remodeled on both side Upper level</b>
<b>Exterior:</b>	<b>Brick being repainted</b>	<b>Other 1:</b>	<b>Back of home has been under construction with a new deck wrap around walkway. Lots of updates, needs finishing touches, to make it complete!</b>
<b>Roof:</b>	<b>Comp'99 (porch roof later)</b>	<b>Water and Trash on 1 bill Avg. \$40.00</b>	
<b>Heating:</b>	<b>NGFA (2)</b>		
<b>Air Conditioning:</b>	<b>AC on Eastside/ 3 window W.</b>		
<b>Utility Avg:</b>	<b>Elect: Eside: \$86.58 Wside \$47.42</b>		
<b>Gas:</b>	<b>E.side \$106.54 Wside \$67.45</b>		
<b>Basement:</b>	<b>Unfinished</b>		



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