



# New Listing

308 W. Bridge Ave. | Flandreau | SD | 57028

- Remodeled 1.5 Story Home
- Lot size—132' x 209'
- Approx. 2,000 sq. ft. of finished space
- 3 Bedrooms
- 1 Bath
- Stove, refrigerator, and dishwasher, included
- Living room with stone faced electric fireplace
- Attached two stall garage (24' x 25')
- New roof 2014



- Permanent siding
- Unfinished basement
- Concrete patio
- F/A furnace
- C/A
- Detached single stall garage (16'x24')
- Finished steel shop building (28'x52')
- RE Taxes: \$2,218.28 annually
- MidAmerican Energy: \$55.00 (12 month average)
- City Utilities: TBD



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**\$249,900.00**



**Call today for your personal showing!**

**KUHLE-SUTTON AGENCY, LLC**