



Listing Reference: R1846

### RESIDENTIAL PROPERTY INFORMATION FORM

OWNER: Jeff & Heidi Edwards  
 OWNER AD: Property Add. 206 E. 2nd St. Chillicothe MO PHONE: 660-734-1047  
 PRICE: \$132,500 Est. Sq. Footage: 840 Subdivision: \_\_\_\_\_ Schools: Chillicothe R-11  
 Zoning: Residential Flood Plain: NO Possession: \_\_\_\_\_ Construction: wood/shingles  
 Roof: Shingles Foundation: crawl space Basement: no Heating: forced air  
 Cooling: Central Taxes: \_\_\_\_\_ Utility Costs: see utility sheet  
 Other: \_\_\_\_\_

#### KITCHEN

Cabinets: Wood  
 Oven/Range: yes  
 Exhaust Fan: yes  
 Dishwasher: yes  
 Disposal: no  
 Compactor: no  
 Refrigerator: yes  
 Other: \*appliance are new - will leave or remove

#### GENERAL INSIDE

Carpets: bedrooms  
 Drapes/Rods: yes  
 Closets: yes  
 Storm Windows: yes  
 Screens: no  
 Water Heater: yes  
 Humidifier: no  
 Central Vac.: no  
 Attic Fan: yes  
 Other: \_\_\_\_\_

#### GARAGE/YARD

Lot Size: 0.179 / 7,800 sq. ft.  
 Garage  Carport Y Car 14 x 19  
 Opener: no  
 Porch: yes Deck: yes  
 Patio: no  
 Outside Lights: yes  
 T.V.  Antenna  Cable  Satellite  
 Receptacles: yes - GFCI by kitchen &  
 220-V Electric: yes bathroom  
 W/D Connect: yes sinks  
 Insulation: blown in/new in living  
 Other: attic / room walls &

#### GENERAL OUTSIDE

Street: yes & alley in back  
 Sidewalks: to the house from  
 Water: city driveway  
 Gas: \_\_\_\_\_  
 Propane: yes  
 Lease/Own: own  
 Sewer: city  
 Handicap Access: no  
 Other: \_\_\_\_\_

Extra Features: Internet - Green Hills (fiber) bedroom that  
\*new flooring, lights, interior/exterior doors, jams kitchen,  
bathroom remodel, 1/2 bath added, new kitchen  
cabinets  
 Outbuildings: none

#### ROOMS

#### BASEMENT

#### MAIN FLOOR

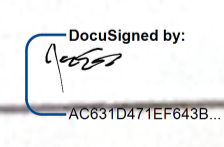
#### UPSTAIRS

Living		19.4 x 11.4	
Dining		10.2 x 11.4	
Kitchen		7.0 x 4.5	
Breakfast		8.7 x 4.6	
Bath - full		12.3 x 9.0	
Bath - 1/2 / laundry		8.9 x 10.7	
Bedroom - front		10.6 x 8.9	
Bedroom - S/W corner			
Bedroom - back			
Storage			
Utility			
Family Room			
Rec. Room			
Den			
Fireplace			
Other:			

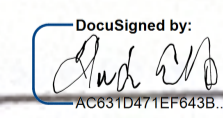
DIRECTIONS: \_\_\_\_\_

Information contained herein deemed reliable but not guaranteed. Figures and measurements are approximate.

Listing Agent: Heta Cathey



Owner



Owner

Date Signed: 1/21/2025

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