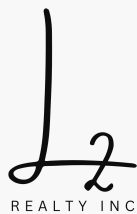


**4 Bedroom Home Close to Schools**  
300 W Willow St  
Independence, KS 67301

**\$98,000**  
0.150± Acres  
Montgomery County



**4 Bedroom Home Close to Schools**  
**Independence, KS / Montgomery County**

---

**SUMMARY**

**Address**

300 W Willow St

**City, State Zip**

Independence, KS 67301

**County**

Montgomery County

**Type**

Residential Property

**Latitude / Longitude**

37.240088 / -95.709937

**Dwelling Square Feet**

1380

**Bedrooms / Bathrooms**

4 / 2

**Acreage**

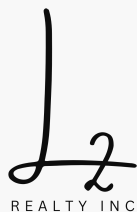
0.150

**Price**

\$98,000

**Property Website**

<https://l2realtyinc.com/property/4-bedroom-home-close-to-schools-montgomery-kansas/39691/>



## 4 Bedroom Home Close to Schools Independence, KS / Montgomery County

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### **PROPERTY DESCRIPTION**

Location is usually a big plus when buying a home. How does a home that has 4 bedrooms and 2 baths with a great location sound? Located in Independence, KS sits this nice home on a corner lot. Having new carpet, flooring and several updates throughout makes this a move in ready house. New sewer lines have already been installed. Newer windows along with a new heat and air unit (with an existing warranty that can be transferred) should help keep the utilities on the manageable side. The roof is in good shape along with the gutters and siding. The large garage area offers a spacious storage area along with a work shop addition. Mowing season is here and the smaller yard makes it easy to manage. The current patio area has been enclosed to enjoy during all seasons. If open patio is what you like it doesn't appear to take much to open it back up. Worried about getting to school on time? Well this shouldn't be much of a problem with the high school being 4 blocks away, the grade school is 4 blocks away and the middle school is a mile down the road. Also in the area is the Ash Youth Center that offers some after school activities and sports. For enjoyment the Riverside Park and Zoo is less than 2 miles away. Downtown Independence has many stores and a lot to offer! Give me a call and lets take a look!

Jamie Reister

[620-330-7522](tel:620-330-7522)

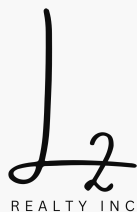
\*Close to School

\*New Carpet

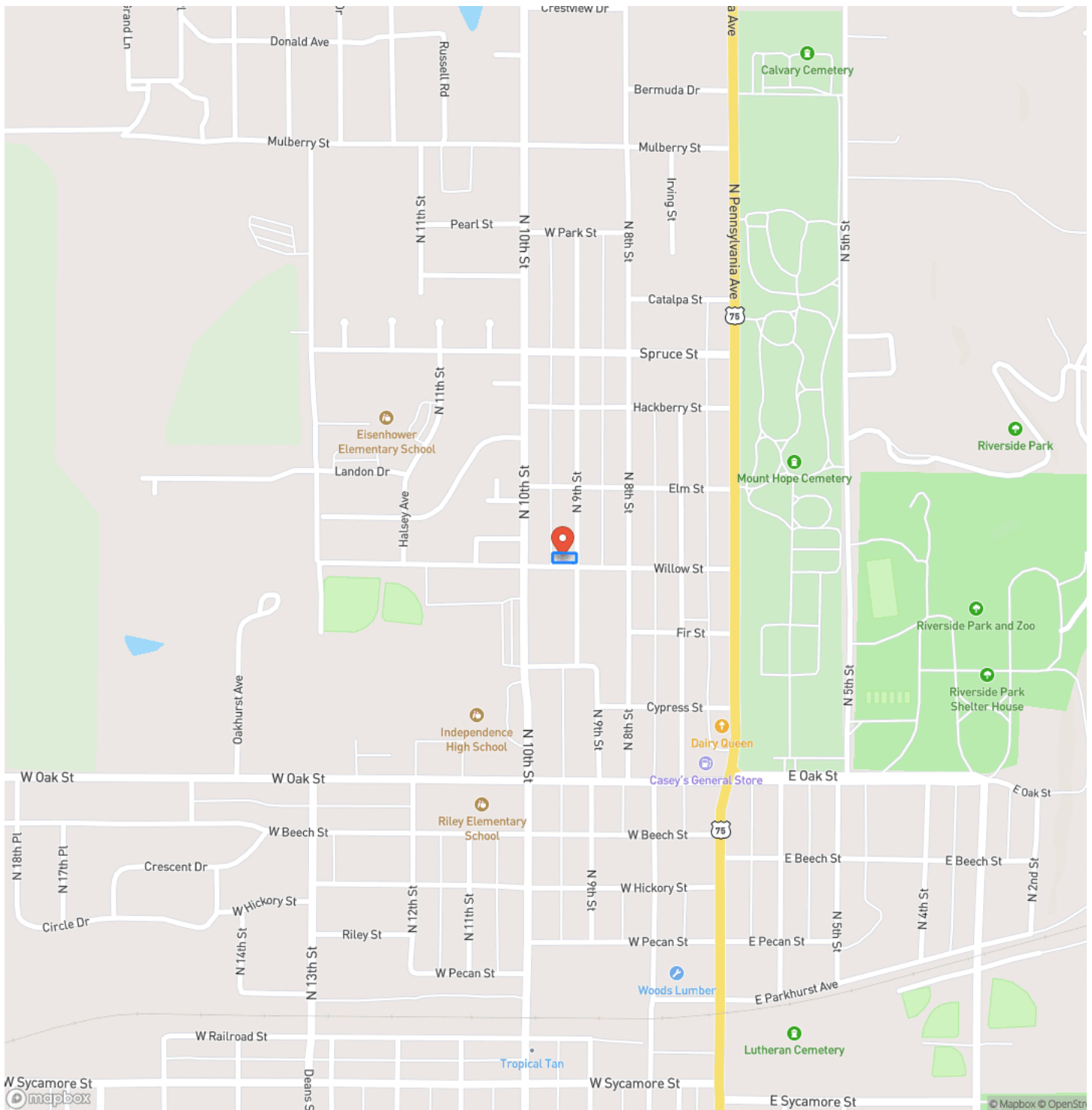
\*Mature Shade Trees

\*Lots of Storage Space

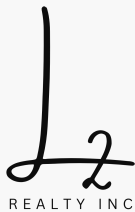
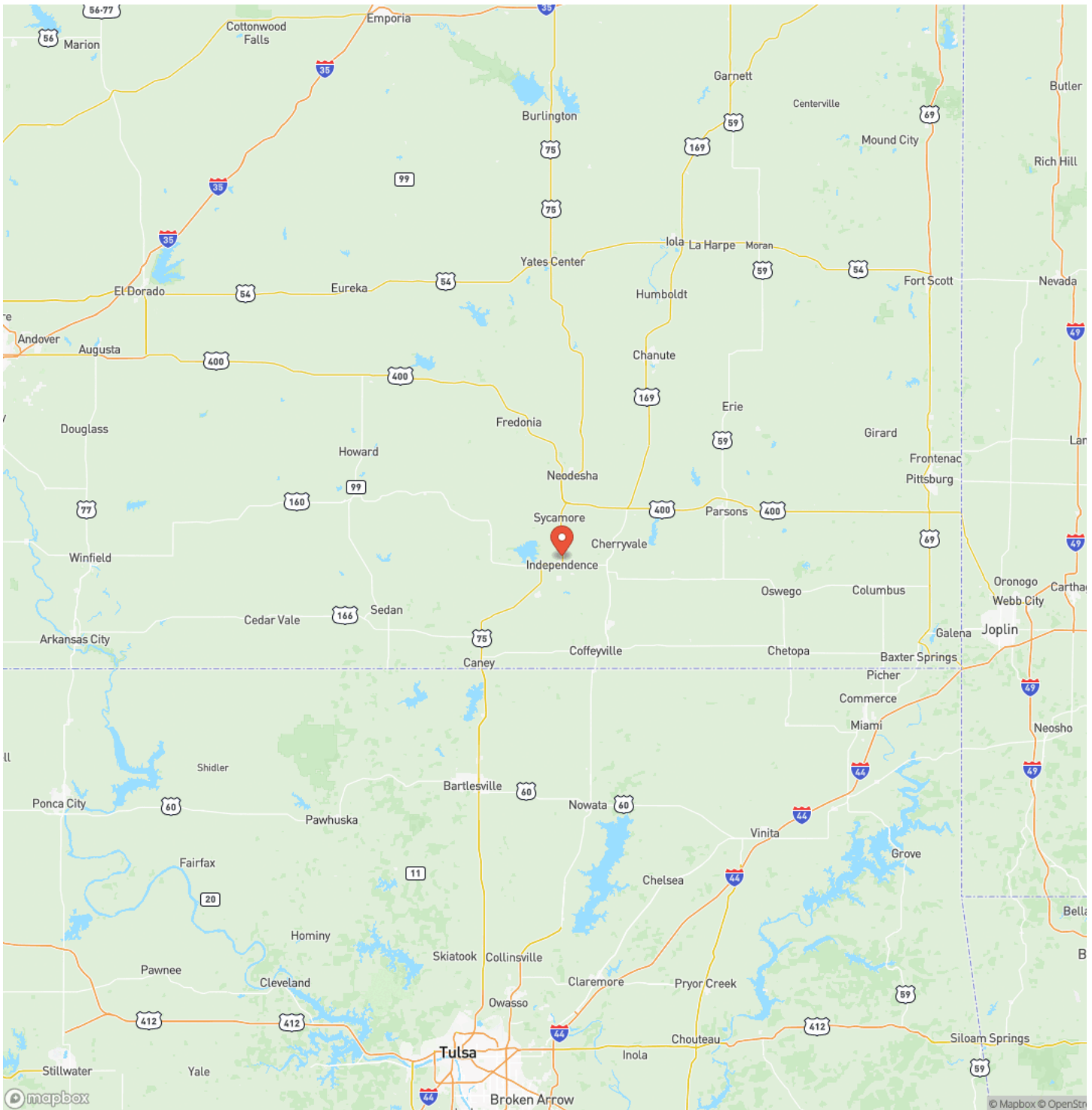
\*Close To Park



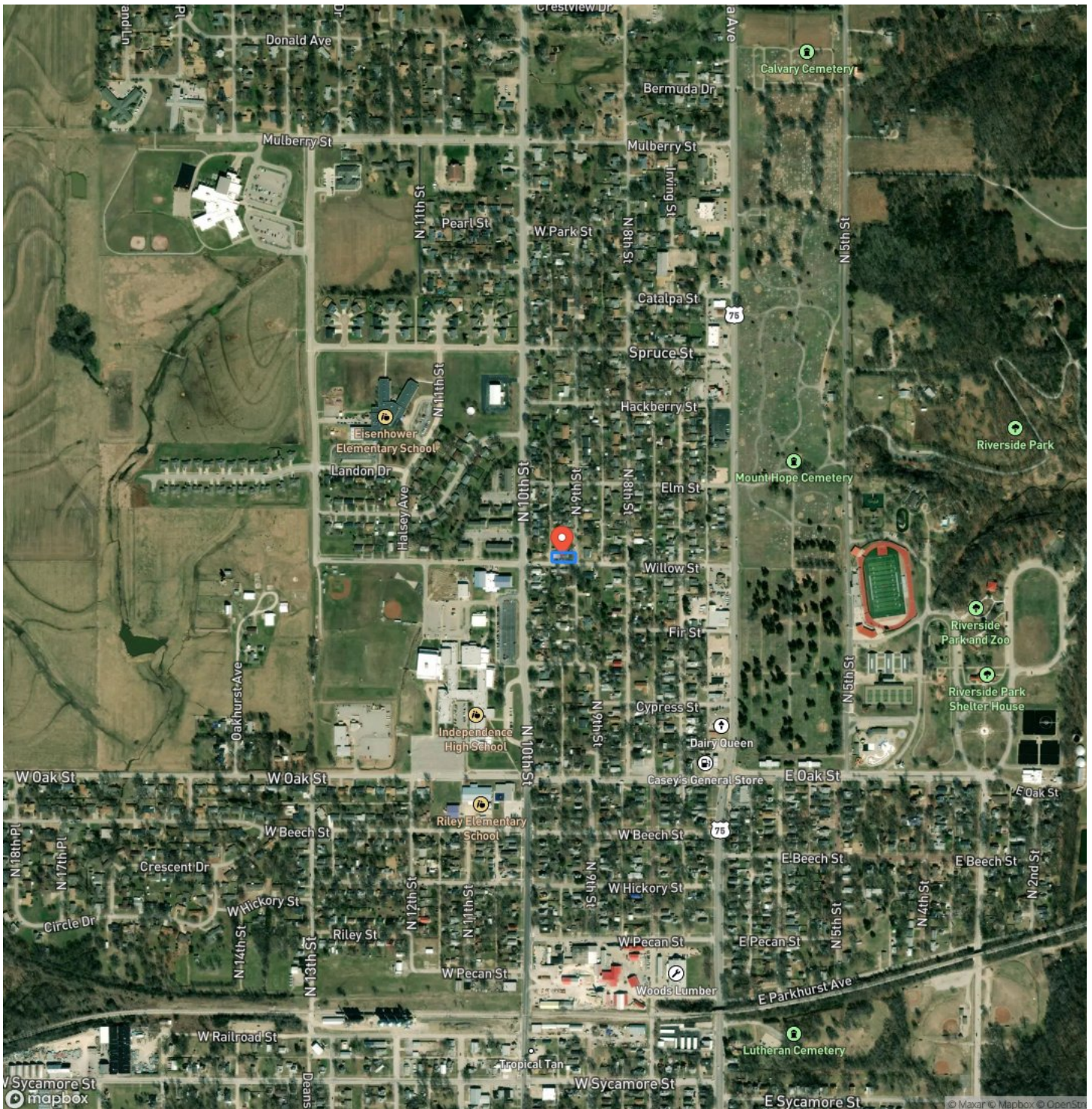
## Locator Map



## Locator Map



## Satellite Map



## 4 Bedroom Home Close to Schools Independence, KS / Montgomery County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jamie Reister

## Mobile

(620) 330-7522

## Email

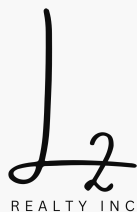
jreister@l2realtyinc.com

**Address**

## City / State / Zip

Independence, KS 67301

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

**MORE INFO ONLINE:**

**l2realtyinc.com**

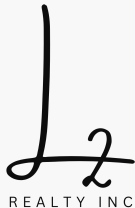
## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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**L2 Realty, Inc - Land and Lifestyle Properties**

**4045B CR 3900**

**Independence, KS 67301**

**(620) 577-4487**

**[l2realtyinc.com](http://l2realtyinc.com)**

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