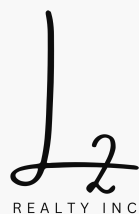


**The Art of Living: Remodeled 3 Bed, 1 Bath Home on
5+/- Acres with Serene Views
4046 CR 2300
Independence, KS 67301**

\$249,000
5± Acres
Montgomery County



The Art of Living: Remodeled 3 Bed, 1 Bath Home on 5+/- Acres with Serene Views Independence, KS / Montgomery County

SUMMARY

Address

4046 CR 2300

City, State Zip

Independence, KS 67301

County

Montgomery County

Type

Residential Property

Latitude / Longitude

37.20425 / -95.855538

Taxes (Annually)

1946

Dwelling Square Feet

1428

Bedrooms / Bathrooms

3 / 2

Acreage

5

Price

\$249,000

Property Website

<https://l2realtyinc.com/property/the-art-of-living-remodeled-3-bed-1-bath-home-on-5-acres-with-serene-views-montgomery-kansas/52171/>



The Art of Living: Remodeled 3 Bed, 1 Bath Home on 5+/- Acres with Serene Views Independence, KS / Montgomery County

PROPERTY DESCRIPTION

Step into the enchantment of country living with this meticulously remodeled 3-bedroom, 1-bathroom home featuring 1500 sq ft. of living space. Immerse yourself in the warmth of a residence that underwent a full renovation in 2021, transforming it into a haven of comfort. This charming abode offers not one but two living rooms, providing the ideal spaces for both relaxation and entertaining. The home is being offered with approximately 5+/- acres. Exact acreage to be determined by a survey.

As you enter, you'll be greeted by the warm glow of the refinished hardwood floors and the crackling of a wood burning fireplace that is the focal point in this large living room. It infuses the home with a cozy ambiance. The fireplace (and blower), along with a new heat pump, windows, siding, and doors installed in 2021, ensures both efficiency and climate control, making every season enjoyable. The modern interior design elevates the living space, seamlessly blending style with functionality. Off the main living room are two bedrooms with sliding barn doors for space saving and functionality. One is currently being used as a home office.

Indulge your culinary passions in this masterfully remodeled country kitchen – a haven for those who appreciate the art of cooking and crave a touch of modern elegance. Boasting butcher block countertops, this kitchen seamlessly marries functionality with charm. Equipped with top-of-the-line stainless steel appliances, the space exudes sophistication and efficiency, transforming every cooking endeavor into a culinary delight. The centerpiece of this kitchen is the expansive bar area, thoughtfully designed to encourage lively conversation while you craft your culinary masterpieces. Invite guests to take a seat, sip on a glass of wine, and engage in the joy of shared moments as the enticing aromas of your latest creations waft through the air. This kitchen is not just a culinary space; it's a lifestyle statement. A harmonious blend of rustic charm and modern convenience, it invites you to embrace the joy of cooking while creating memories with loved ones. This kitchen is truly the heart of your home – where the passion for cooking meets the art of living.

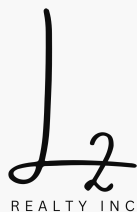
Venture outdoors to discover two additional outbuildings on the property. One boasts a covered carport, shielding your vehicles from the elements. For those interested in homesteading, there is a chicken coop and workroom area that both add to the rural charm. A second, slightly smaller building serves as a storage shed, enhancing the practicality of the property. This property is on rural water, but has an old well on the property that can be used to water your garden or animals.

A southern-facing porch isn't just an outdoor space or an extension of the home; it's an invitation to slow down, appreciate the simple pleasures, and embrace the timeless allure of country living. Whether you're savoring sunrise or sipping tea at sunset, this porch is destined to be the cherished backdrop providing a front-row seat to nature's theater. Witness the beauty of wildlife right outside your window, with deer and quail frequenting the yard. Birdwatching enthusiasts will delight in the variety of backyard birds that grace this property.

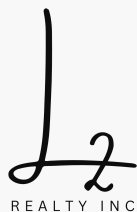
Located just minutes away from Elk City State Park, take advantage of the nearby mountain bike trails, hiking opportunities, lake access, and public hunting. Additionally, the property is an ideal spot for those who enjoy a scenic drive, with only half a mile of gravel road to navigate.

This property transcends the concept of a home; it embodies the essence of modern country living. Envision evenings under the starlit sky, gathered around a bonfire with friends and family, creating cherished memories that will last a lifetime. Don't miss the opportunity to make this charming retreat your own. Call Sara Kattenberg at 918.841.4246 to schedule a tour!

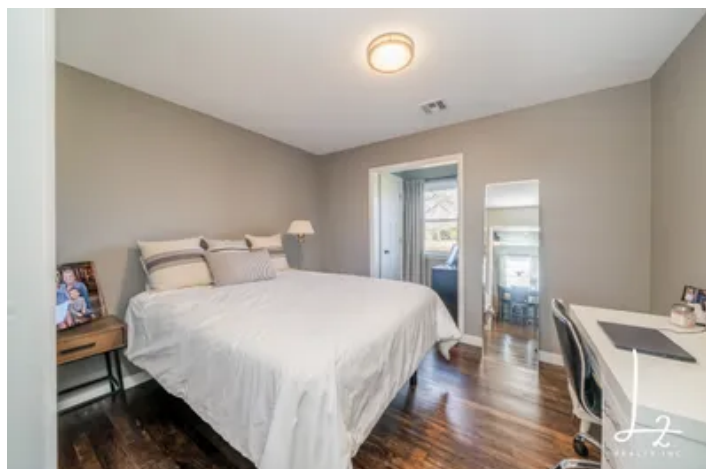
- 3 bedrooms
- 1 full bath
- 1500 sq ft home
- Approx. 5+/- acres (exact acreage tbd by survey)
- Remodeled in 2021
- 2 living rooms
- Pantry



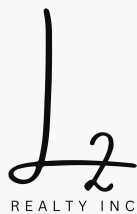
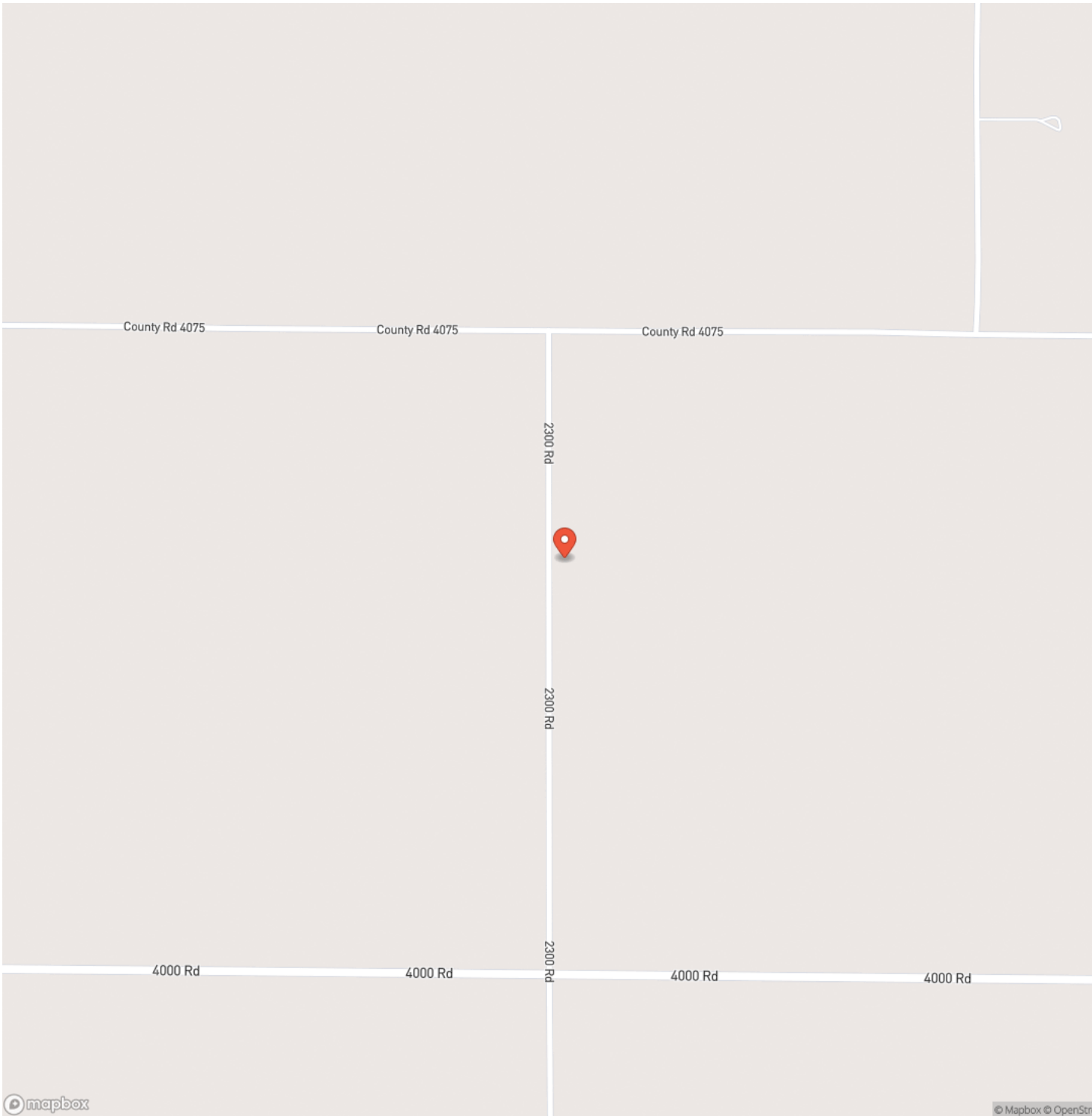
- Updated kitchen
- Roof is 10yrs old
- New LVP flooring
- New siding
- New windows
- Heat pump & AC unit (approx. 2 yrs. old)
- Wood burning fireplace
- Rural water, but also has an old water well
- 2 car carport with workshop area and chicken coop
- Storage shed
- Surrounded by ag fields
- Watch the wildlife right outside your window!
- Tons of deer and quail come right up to yard
- Also a great place for birdwatching- you will see an assortment of backyard birds
- Minutes away from Elk City State Park
- Minutes away from Independence, KS
- Approx. 0.5 mi of gravel road



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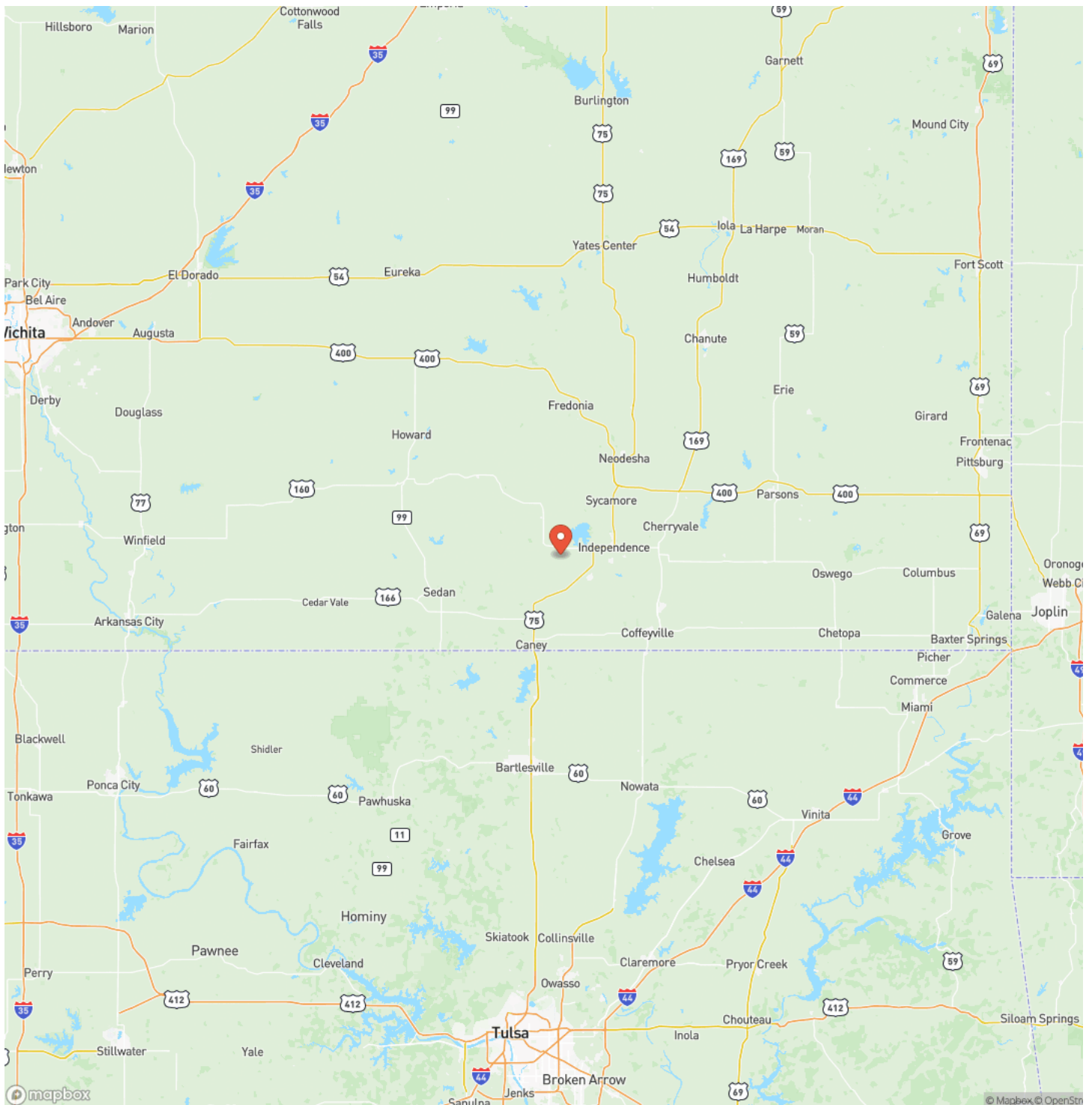


Locator Map



**The Art of Living: Remodeled 3 Bed, 1 Bath Home on 5+/- Acres with Serene Views
Independence, KS / Montgomery County**

Locator Map



Satellite Map

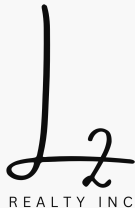


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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain 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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