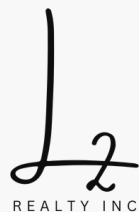


**Restored Two Story Victorian Home with Original Barn
in Fall River, KS**
312 Traders Ave
Fall River, KS 67047

\$125,000
1± Acres
Greenwood County



Restored Two Story Victorian Home with Original Barn in Fall River, KS
Fall River, KS / Greenwood County

SUMMARY

Address

312 Traders Ave

City, State Zip

Fall River, KS 67047

County

Greenwood County

Type

Residential Property

Latitude / Longitude

37.609538 / -96.029839

Dwelling Square Feet

2617

Bedrooms / Bathrooms

3 / 2

Acreage

1

Price

\$125,000

Property Website

<https://l2realtyinc.com/property/restored-two-story-victorian-home-with-original-barn-in-fall-river-ks-greenwood-kansas/53096/>



Restored Two Story Victorian Home with Original Barn in Fall River, KS

Fall River, KS / Greenwood County

PROPERTY DESCRIPTION

This stunning Victorian home, originally built in 1905, boasts a meticulous restoration that seamlessly blends classic charm with modern conveniences. Here's a detailed description of this captivating property

Exterior Features:

- New roof installed in 2022, ensuring durability and longevity.
- The entire house has been replumbed with PEX plumbing for efficient water distribution.
- Complete rewiring with 200 amp service for safe and reliable electrical systems.
- Restored windows throughout the house, preserving their historic appeal.
- A new attic fan enhances ventilation and climate control upstairs.
- Enjoy the enchanting ambiance of the wrap-around front porch and a screened-in back porch.
- Delight in the scenic views from the exterior upper porch overlooking the front of the property.
- The exterior has been repainted in original period colors, reminiscent of houses along the San Francisco coast.

Interior Features:

- Upon entering, be greeted by a grand staircase, adding an element of grandeur to the foyer.
- Generous 9 1/2-foot ceilings create an airy and spacious atmosphere.
- The house offers 3-4 bedrooms, providing flexibility for office space or guest rooms.
- Two living rooms provide ample space for relaxation and entertainment.
- A utility room adds practicality to daily living.
- The fully restored kitchen features maid stairs leading upstairs, blending functionality with historical charm.
- Four out of six main level rooms boast new hardwood oak flooring, while the remainder retains its original character.
- Discover two sets of original double accordion doors and one set of tall original pocket doors, adding character to the living spaces.
- A swinging buffet door off the kitchen adds convenience and style.
- Rare stained glass pocket windows and bay area windows further enhance the home's uniqueness.

Additional Amenities:

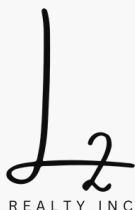
- Enjoy cozy evenings by the two fireplaces or the free-standing wood stove.
- Upstairs, an original wood stove in the foyer adds a nostalgic touch.
- Relax in one of the two claw foot bathtubs, one of which includes a shower.
- The basement features a large fire chief wood stove centrally ducted to the main level for efficient heating.
- An exterior wood chute provides convenience for wood storage and usage.
- The property includes an exterior cellar for additional storage needs.
- A 30x30 original barn with a hay loft and cement floor, built in 1910, adds rustic charm and utility.

Location and Potential:

- Situated on approximately 1 acre of land, the property offers space and privacy.
- Located approximately 5 miles from Flint Oak Hunting Preserve, ideal for outdoor enthusiasts.
- Fall River is renowned as the deer hunting capital, making this property appealing to hunters.
- With its historical charm, modern amenities, and strategic location, this home could serve as a beautiful bed and breakfast or simply a cherished residence to call home.

Don't miss the opportunity to own one of Fall River's few remaining "silk stocking" houses, meticulously restored to its former glory and ready to create new memories for its fortunate owners!

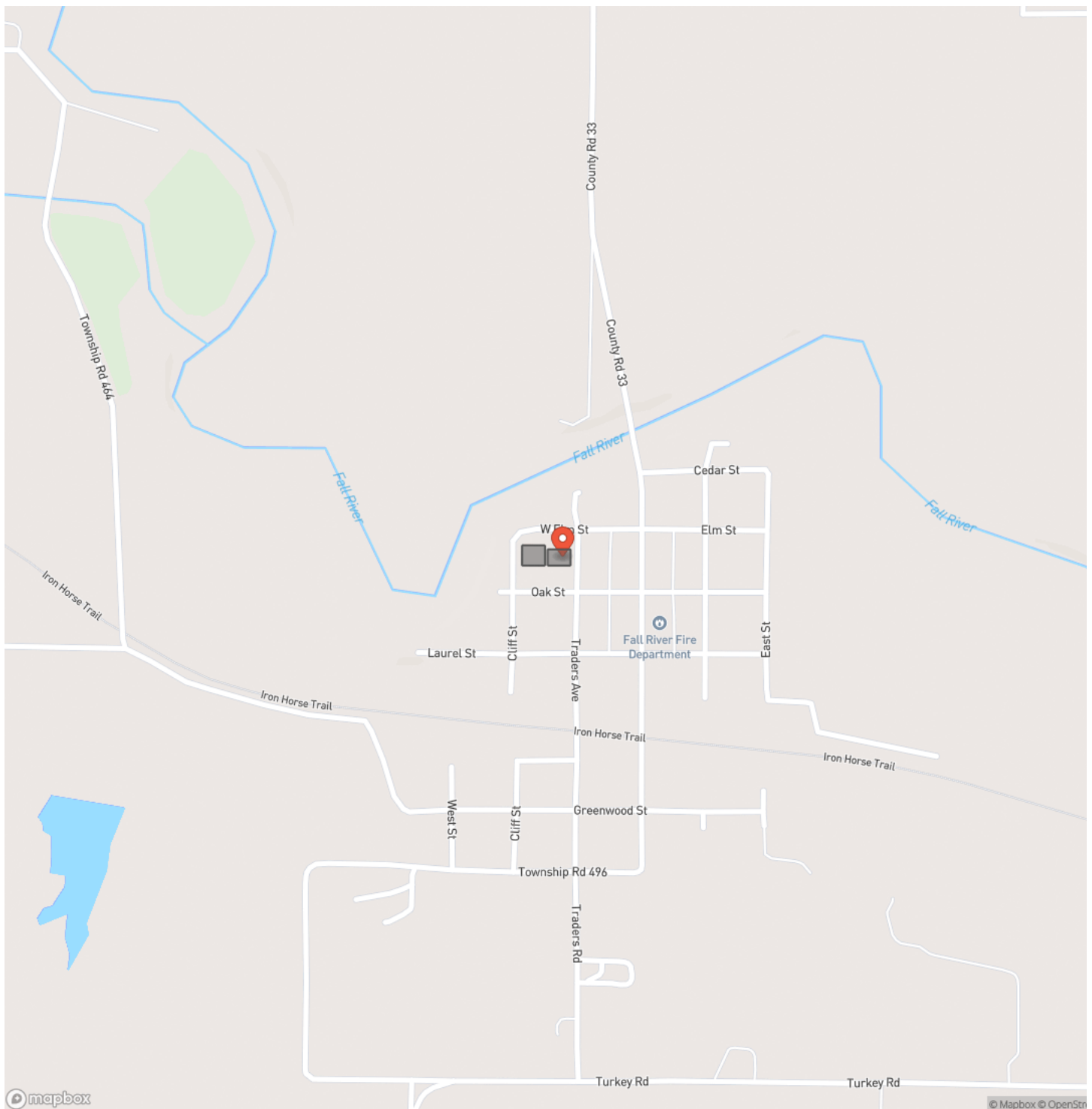
To schedule your own private showing, contact BaiLeigh Reister at [620-779-1878](tel:620-779-1878) or breister@l2realtyinc.com.



Restored Two Story Victorian Home with Original Barn in Fall River, KS
Fall River, KS / Greenwood County

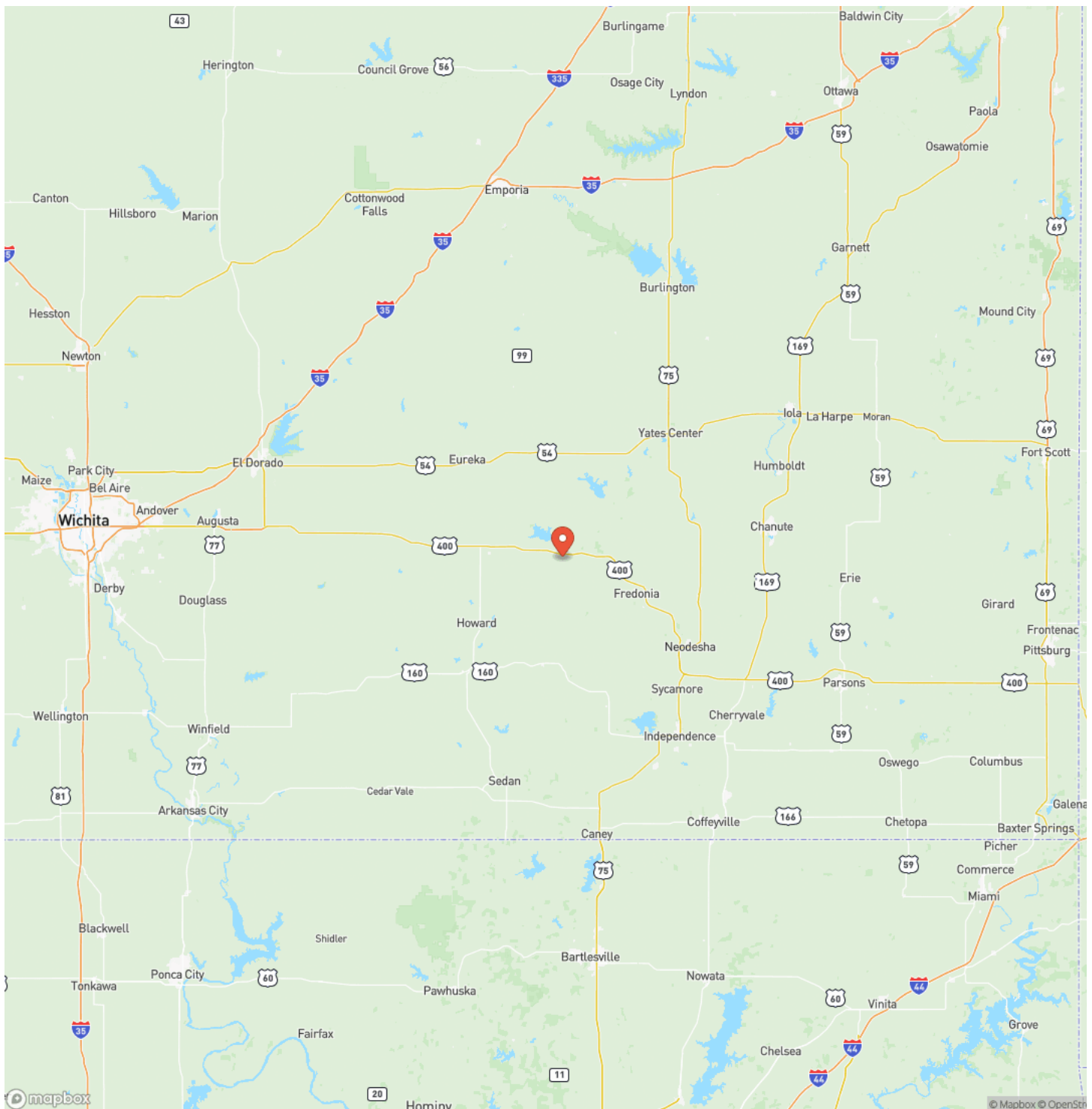


Locator Map

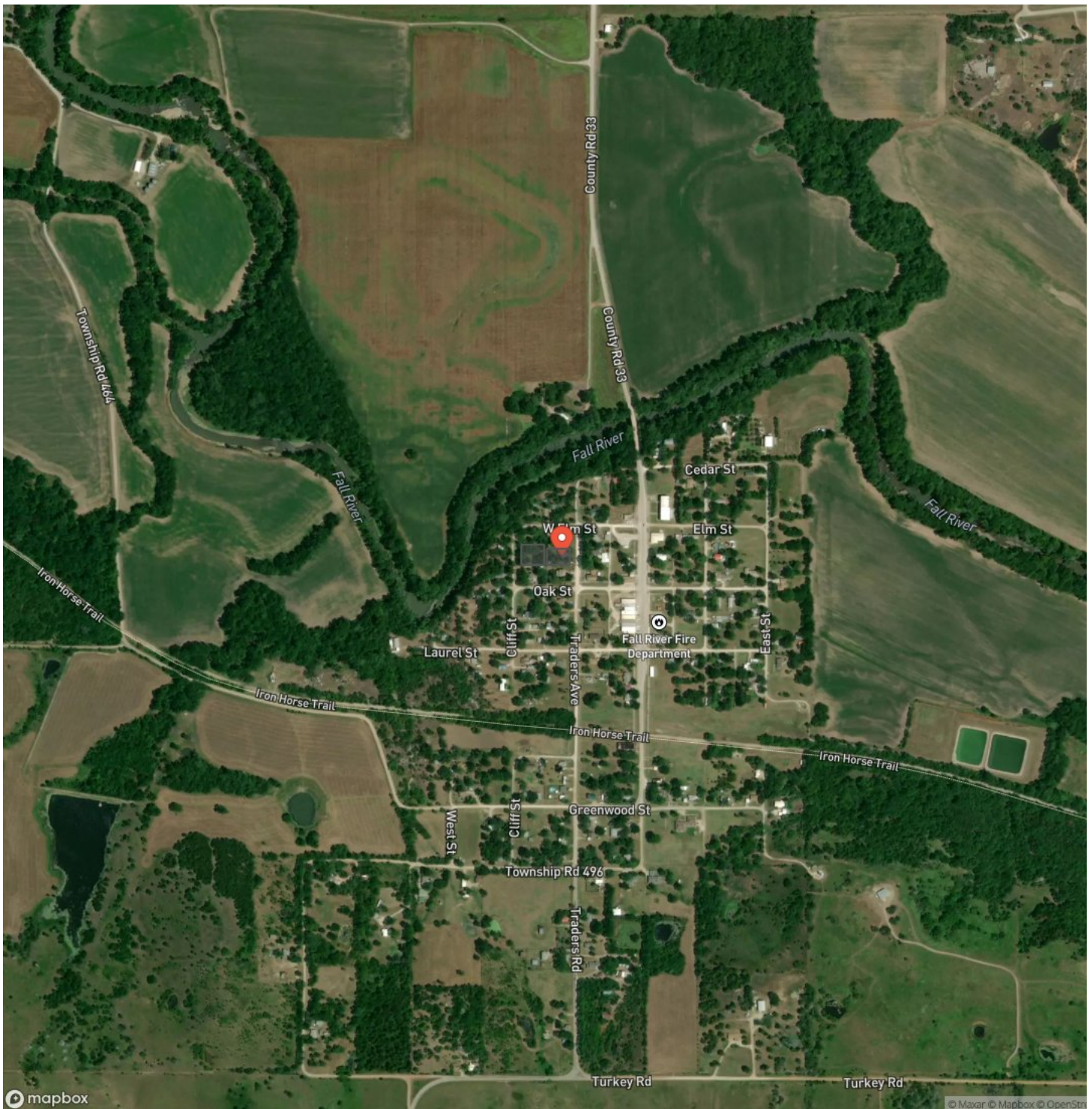


Restored Two Story Victorian Home with Original Barn in Fall River, KS
Fall River, KS / Greenwood County

Locator Map



Satellite Map



Restored Two Story Victorian Home with Original Barn in Fall River, KS

Fall River, KS / Greenwood County

LISTING REPRESENTATIVE

For more information contact:



Representative

BaiLeigh Reister

Mobile

(620) 779-1878

Office

(620) 577-4487

Email

breister@l2realtyinc.com

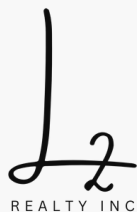
Address

4045B CR 3900

City / State / Zip

Independence, KS 67301

NOTES

[illegible]

MORE INFO ONLINE:

l2realtyinc.com

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.

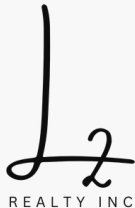


l2realtyinc.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



L2 Realty, Inc - Land and Lifestyle Properties

4045B CR 3900

Independence, KS 67301

(620) 577-4487

l2realtyinc.com

