

**Historic 2 Story Home off Main Street in  
Pratt Kansas.**  
317 N. Main Street  
Pratt, KS 67124

**\$225,000**  
0.210 +/- acres  
Pratt County



**Historic 2 Story Home off Main Street in Pratt Kansas.  
Pratt, KS / Pratt County**

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**SUMMARY**

**Address**

317 N. Main Street

**City, State Zip**

Pratt, KS 67124

**County**

Pratt County

**Type**

Residential Property

**Latitude / Longitude**

37.648783 / -98.739579

**Dwelling Square Feet**

2479

**Bedrooms / Bathrooms**

4 / 3

**Acreage**

0.210

**Price**

\$225,000





## Historic 2 Story Home off Main Street in Pratt Kansas. Pratt, KS / Pratt County

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### **PROPERTY DESCRIPTION**

**NEWLY LISTED HISTORIC HOME WITH MANY UPGRADES IN PRATT, KANSAS.**

**House Address:** 317 N. Main Street

**Bedrooms:** 3 plus a bonus room / office / basement rooms

**Baths:** 1 Full, 2 half baths.

Beautiful two-story home on Main Street with great curb appeal, newly remodeled kitchen, new paint, new carpet, wood floors, and many upgrades! The main floor offers a gorgeous foyer with open staircase, living room, and large dining room. Adjoining the dining room is an office space / extra bedroom. The kitchen is completely remodeled with new quartz counter tops, new tile, freshly repainted cabinets, new appliances, new bar top, and has a breakfast nook attached.

Upstairs there are 3 bedrooms with walk in closets, a large bathroom with newly tiled shower, large double sinks, and a bathtub. In the hall-way there are other closets / storage rooms great for a gun room or extra hideaways. The finished basement offers extra living space, a bonus room, sink and shower, and more storage with shelving.

Outside there is a large 3 car garage (28'x38') with heated floors, storage in the attic, wired in surround sound, and a garden shed / storage shed. The backyard also boasts a patio, well maintained landscape, and is fenced in.

This home is highly updated and ready for the new owners! To schedule a showing please contact Ryan Koelsch at 620-546-3746.

#### **Key Features:**

Newly Remodeled Kitchen

Quartz Counter Tops

New Tile

New Carpet



New Paint

New Thermal Pane Windows

Updated Plumbing

Main Street

Large Detached Garage with Heated Floors

Wood Burning Stove



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## Locator Maps





## Aerial Maps





Historic 2 Story Home off Main Street in Pratt Kansas.  
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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Ryan Koelsch

**Mobile**

(620) 546-3746

**Office**

(620) 546-3746

**Email**

ryan@redcedarland.com

**Address**

2 NE 10 ave

**City / State / Zip**

St john, KS, 67576

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**NOTES**

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## 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.



## **DISCLAIMERS**

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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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**Red Cedar Land Co.**  
2 NE 10th ave  
St john, KS 67576  
(620) 546-3746  
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