

# FOR SALE

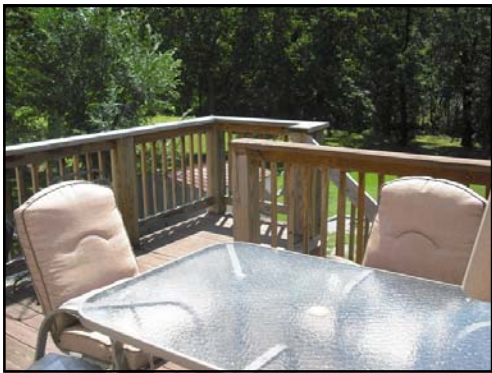
## 306 OAKLAWN

**GREAT STARTER  
HOME IN TOWN!  
MANY UPDATES!!!**

**306 OAKLAWN  
WARRENTON, MO 63383**

**PRICE REDUCED!!!**

**PRICE: \$89,900  
LOT SIZE: 0.31 ACRES**



### Property Features:

- 2 Bedrooms, 1 Bath
- 672 sq. ft. living space
- Updated kitchen & bathroom
- Warrenton School District

### Measurements:

- Living Room: 16'x 12'
- 1st Bedroom: 11'x 11'
- 2nd Bedroom: 11'x 8'
- 1 Car garage

Cozy 2 bedroom, 1 bath ranch home right in town of Warrenton! Updated kitchen with new flooring, cabinets, countertops and appliances. Updated bathroom with new shower/tub and fixtures. Wood style laminate flooring and six panel doors throughout! Updated windows and doors including a new Anderson front door. Front porch and rear deck on home, overlooking nice level backyard. A great starter home close to schools, shopping and restaurants!

**Directions:** Hwy 70W to Warrenton exit, #193. Go south on Hwy 47 to right on Banner St. Go left on Troy St, then right on Oaklawn. Home will be short distance on left. Watch for sign.

For more information please contact:  
**Michelle Smith at 636-299-8872**