

Sierra Ozark Corporation 417-273-4212 sierraozark.com

H. K. Gaulding, Broker h.k.gaulding@gmail.com cell 417-299-0110

NICE HOME IN AVA



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Very cute, 2 bedroom, 2 bath, 1015 sq. ft. home near the downtown area of Ava, MO but just minutes from the schools, city park, and all your shopping needs.

The home was built in 2017 but was “refreshed” in 2022 with a NEW central heat and air unit, a NEW ventless heater, all NEW appliances, NEW remote ceiling fans, NEW faucets, NEW light fixtures, NEW flooring in the bedrooms and living room, and NEW paint throughout!! WOW!!

The spacious Kitchen/Dining Room combo has a vaulted ceiling with a beautiful bay window. The adjoining laundry room also has a huge bay window overlooking the fenced in back yard to keep track of pets and or little ones playing outside.

The bedrooms are both nice sized as is the living room. There is a 10 X 12 storage shed, a metal 4 x 4 outdoor shed, and a 6 x 8 chain link dog pen all in the fenced in back yard. From your covered back deck, you can access either the back yard or the driveway and portable 12 x 20 carport. This home has lots to offer with the updates and all newer appliances. It is easy to heat and cool which keeps your monthly utility bills to a minimum and the taxes are very reasonable.

Give us a call to come take a look. If you need a good clean home that isn't too big, I believe this is it.

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LISTING INFORMATION

ADDRESS	714 Hampton Ave Ava, MO			
TAXES	POSSESSION	ROAD	NEAREST TOWN	SCHOOL
\$131.66	@ closing	paved	city limits	Ava

HOUSE

STYLE	CONSTRUCTION	AGE	SQUARE FEET	BEDROOMS	BATHS
country	stick built	2017	1015	2	2
MASTER	FAMILY ROOM	DINING	LAUNDRY	PANTRY	PORCH
no	no	no	yes	no	yes
DECK	PATIO	FOUNDATION	ROOF	BASEMENT	GARAGE
yes	no	crawl space	metal	no	12x20 carport
SEWER	FIREPLACE	HEATING	COOLING	WINDOWS	RANGE
city	no	central/ventless	central	double pane	yes
REFRIGERATOR	DISPOSAL	DISHWASHER	WASH/DRYER	WATER HEATER	SOFTENER
yes	no	yes	yes	electric	no
FLOOR COVER	EXTERIOR	ATTIC	CEILING FANS	WALK-IN CLOSET	
vinyl	vinyl	access only	yes	no	

OTHER IMPROVEMENTS

home built in 2017, refreshed in 2022

OUTSTANDING FEATURES

10x12 storage shed, metal 4x4 outdoor shed

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