

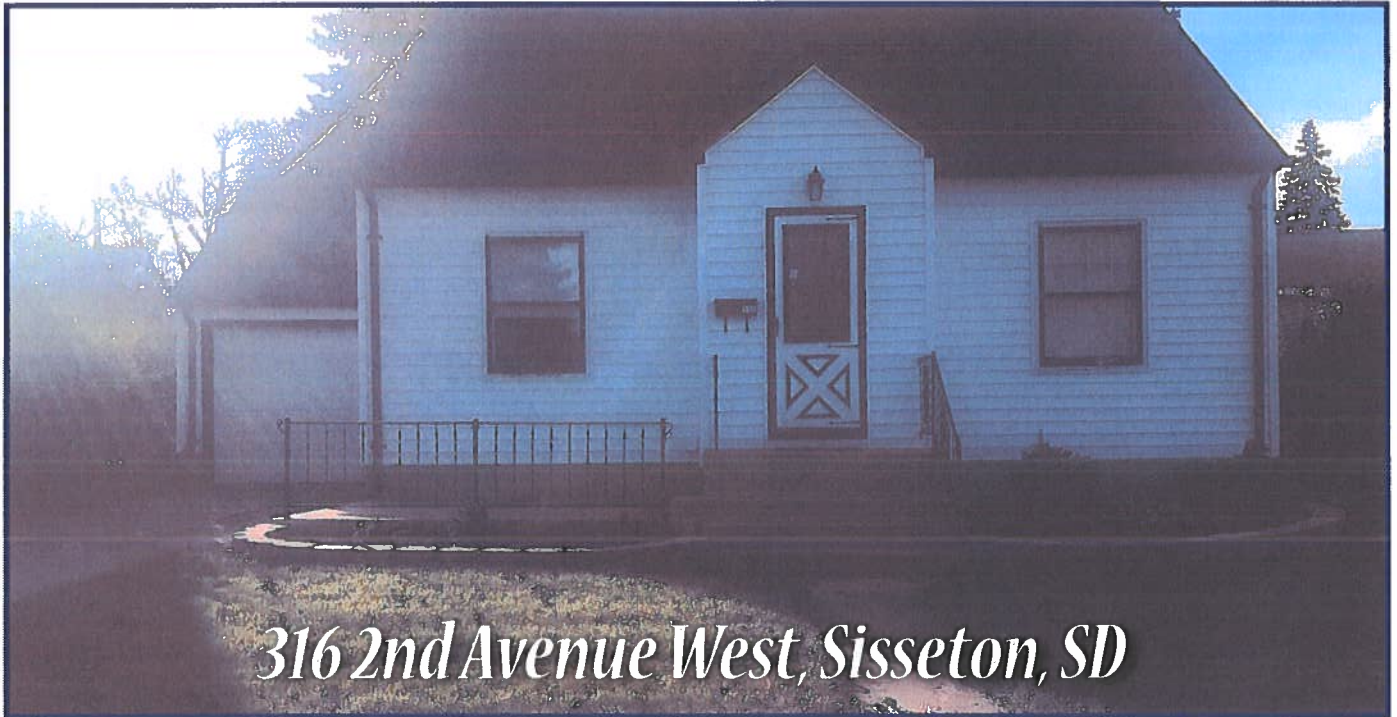


# COTEAU LAND COMPANY

PO Box 86, Sisseton, SD 57262

Kraig Archer 605-268-4358

## MOVE IN READY HOME



*316 2nd Avenue West, Sisseton, SD*

1 1/2 story, 3 bedroom, 1 bath with single car attached garage. This home is virtually maintenance free with a new roof and vinyl siding in 2019, central air unit new in 2018, electric furnace new in 2013, and all new plumbing and electrical in 2007. The home has hardwood floors in excellent condition throughout with the living areas being covered with carpet in 2013. This cozy home offers some unique features which include built-in cabinets and sun-porch overlooking the backyard. The entire upper level of the home is unfinished and provides buyers the opportunity to add a master bedroom or family room! This home includes stainless steel stove and refrigerator new in 2019 (never used) and is a must see!

## OPEN HOUSE

**Saturday, Jan. 25 • 1:00 - 3:00pm**

**Sunday, Jan. 26 • 1:00 - 3:00pm**