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America's Best Realty
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MLS: **109914** Status: **Active**

ResidentialProperty

Address: **1304 Picotte**

Unit #:

Price: \$87,150



City:	Yankton	Tax Year:	2010
State:	SD	Taxes Apx \$:	1670
Zip:	57078	Assessments:	
County:	Yankton	HOA/Condo Fee \$:	0
Region:	Yankton City Limits		
Zoning:	Residential		
Flood:	Unverified		
Driveway:	Concrete		
Pt. Water Source:	City	Fireplace #:	
Sewer:	City	Fireplace Fuel:	
Style:	Ranch		
Exterior:	Combination		
Garage:	Attached, 1 Car, Detached		
Garage SqFt Apx:	252		
Roof:	Shingle		
Basement:	Full, Part Finished		
Fuel:	Natural Gas		
Heat:	Forced Air		
Cooling:	Central		
Water Heater:	Gas		
Personal Property Included:	All items in the house at time of close.		
Features:	Alley, Cable, Ceiling Fan		
Not Included:			

[Photos](#) [Docs](#) [Maps](#)

Prop Type:	Single Family		
Year Built:	1968		
Bedrooms:	3	Baths Full:	1
Baths:	2	Baths Half:	
		Baths Three-Quarter:	1
Bsmt SF Size Apx - BS:	1056		
SqFt Fin Apx-B:	400		
SqFt Fin Apx-M:	1056		
SqFt Fin Apx-U:	0		
SqFt Fin Apx-AG:	1056		
SqFt Fin Apx-Total:	1456		
Lot Size:	7650		
Acres-Apx:	0.17		
Depth Ft:	150.00000		
Frontage Ft:	51.00000		

Room Name	Lvl	Room Dim	Description
Living	M	19X13	Laminent and carpet
Kitchen	M	9X15	Newer laminated flooring, ceiling fan, island
Bedroom	M	10x10	Carpet, closet
Full Bath	M	7x7	
Bedroom	M	10x12	Carpet, closet
Bedroom	M	10x11	Carpet, double closet
Family Room	L	11x20	Limited finish
Other	L	10x19	Limited finish Two closets
Other	L	9X11	Set up as kitchen with walkout
Other	L	11x12	Closet, no egress
3/4 Bath	L	5X6	No tub
Other	L	9X11	Utility room no finish

Public Remarks: **Three bedroom 1.75 ranch style located by grade and middle schools. With a little work this could be a nice home. 1 car detached garage in back.**