

601 Grand Ave, Leavenworth, KS

*Beautiful
hardwoods
& lots of
charm!*



Metro KC Rentals

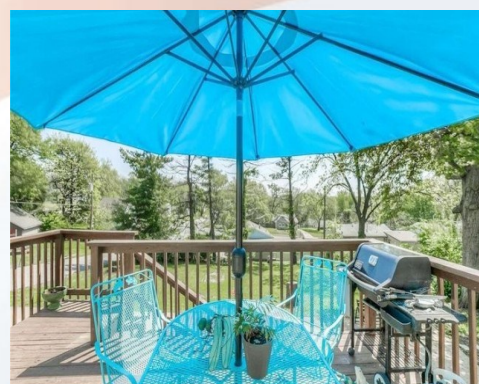
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- **Type of Rental:** 1 1/2-story style home with lots of charm and approx 2000 sq feet finished. Basement is partially finished with family/bedroom and full bath. Has separate entry so this area can also be used as a rental suite.
- **Monthly Rent:** \$1550
- Security deposit (one months rent) & Pet deposit if pet approved (1/2 months rent)
- **4 bedrooms plus office**, 2 UL, 1 ML and 1 BL. Office is located on ML.
- **4 baths**, 1 UL (master bath en suite) 2 on ML and 1 BL.
- **Kitchen:** SS & black appliances include Refrigerator, electric cooktop range, double wall ovens, microwave, & dishwasher..
- **Main floor** living room.
- **Laundry room** is located in the basement.
- Central air & heat
- No fence.
- **Storage Shed back yard**, for all your lawn equipment, etc.
- Leavenworth School District.
- Located close to 10th St, easy access to Ft. Leavenworth.

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MAIN LEVEL: Beautiful kitchen with lots of charm including wall pantry with glass doors, open shelving and double wall ovens. Formal dining room with hardwoods offers access to side yard. A living room with hardwood floors, bedroom, two full baths, office and porch are also located on this level. Deck access is from office or porch off kitchen. Access second story from kitchen (note curved staircase in kitchen photo).



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UPPER LEVEL: Spacious master bedroom with beautiful hardwood floors & master en suite with tile floors are located on this level. A second bedroom with carpet and a hall landing area with hardwoods are also located on this level.



BASEMENT LEVEL: Large family room on this level which can also be used as a bedroom with the attached full bath. There is a separate entrance so the potential exists to utilize this as a rental suite if desired. There is also good storage on this level and laundry with washer/dryer hookups.



BACK YARD: Large corner lot with walk out to the back yard, driveway and parking space under deck. There is a storage shed for all your lawn equipment.

