



# 110 SOUTH SYCAMORE ST, FAIRVIEW, KS 66425

*For Sale*

Here is a lovely 3 bedroom, 2 bath home that will require very little work to just move in. It features a lot of hardwood floors, a fireplace, and a built-in hutch in the dining room. The front entrance is a unique deck with shade in the late afternoon sun. The water heater & water softener were new in 2021, and a new furnace in 2019. The owner says he has never had water in the basement since the sump pumps were updated in 2019 & 2021. A large office desk in the basement will stay with the home as well as the stove & refrigerator. The home is brick and has thermo-pane windows, although on a busy highway there is little to no road noise in the home.



18156 Hwy 59 Mound  
City, MO 64470  
(660)-442-3177

1711 Oregon Hiawatha,  
KS 66434  
(785)-742-4580

1708 Prairie View Rd, Suite  
B Platte City, MO 64079  
(816)-219-3010

[www.BarnesRealty.com](http://www.BarnesRealty.com)

# PROPERTY FEATURES

**Price:**

\$185,000.00

**Taxes:**

2023 Taxes were \$998.78

**Water:**

City

**Garage:**

None, but Slab for Garage

**Bedrooms:**

3

**Foundation:**

Concrete

**Yard:**

Privacy Fenced Backyard

**Sewer:**

City

**Baths:**

2

**Basement:**

Full/Partially Finished

**Exterior:**

Brick

**Main Floor Area:**

1,480 Sq. Ft.

**Listing Agent:**

Roger Aberle (785) 547-6289 or  
Roger@barnesrealty.com

**Broker Participation:**

Barnes Realty Company, as listing Broker, will gladly and fully cooperate with most licensed Real Estate Brokers to obtain a sale of the property on terms satisfactory to the current Owners



Setting the trend for how Real Estate is sold in the Midwest.

This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller and human error can occur. It's the Buyer's responsibility to satisfy himself with the information presented and to determine the information to be true and accurate and the property to be suited for his intended use. The listing may be withdrawn with or without approval. The Seller further reserves the right to reject any and all offers. All inquiries, inspections, appointments, and offers must be sent through:

RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.



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