Pifer's
AUCTION & REALTY

16 4TH AVE. SW • BOWMAN, ND

5 BEDROOMS | 3.5 BATHROOMS | APPROX. 3,000 sq. ft.

This classic 1.5-story home has curb appeal, location, and current updates all going for it! Location to downtown, school, hospital, and churches absolutely cannot be beat with this property. Sitting on 2 city lots, one of which is a corner lot, there is plenty of room to enjoy the outdoors, or even expand! Featuring 5 bedrooms, 2 full bathrooms, a 3/4 bathroom, a 1/2 bathroom, and almost 3,000 total livable square feet on all 3 levels.

The main floor consists of 1,360 livable sq. ft., a large living room, front entry, dining room, a completely remodeled kitchen, back entryway with laundry, 1 master suite with full bathroom, and a 1/2 bath.

The upper level consists of 3 bedrooms, a full bathroom, storage room, and 2 entrances/exits to the main floor.

The basement consists of a large living area, remodeled 3/4 bathroom, 1 bedroom, large utility room, and an additional entrance/exit to the backyard.

Updates to the home: Siding, Roof, Windows, Water Heater, Wiring have all been updated within the past 6 years. Some flooring throughout the home has been updated. Bathrooms and kitchen have been remodeled.

This home features hot water boiler heat, utilities average around $150-$200/month.

All appliances left in the home will convey to the new owner.

Year Built:	1907	**HVAC:**	Hot Water Baseboard Boiler Heat
Style:	1.5 Story		
Living:	Approx. 3,000 sq. ft.	**Taxes (2020):**	$1,160.67
Lot:	14,000 sq. ft		
Beds:	5		
Baths:	3.5		

ALI PAULSON
Real Estate Agent
Cell: 701.206.1046
Office: 701.523.7366
Email: ali@pifers.com