



**110 Mann , Bernie, MO 63822 -- \$59,900**

Listing Courtesy of: Young Real Estate LLC



<b>1</b> Beds	<b>1</b> Baths	<b>1920</b> Built	<b>892</b> Sq Ft
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### Trammell and Son Realty

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**Beds:** 1  
**Baths:** 1  
**ESqFt(Above):** 892  
**Year Built:** 1920  
**Style:** Bungalow  
**Exterior:** Lap Siding  
**Rural:** No  
**Acreage:** No

**Rooms AG:** 6  
**Acres:** 0.107  
**Cooling:** Window  
**Utilities:** Public  
**Water:** City  
**Waste Management:** Sewer

**School:** Bernie  
**County:** Stoddard  
**Zoning:** res  
**County Taxes:** 151  
**City Taxes:** 22  
**Flood Zone:** No  
**Foundation:** Crawl  
**Pool:** No **Fireplace:** No  
**Outbuildings:** yes  
**Basement:** No

**Appliances:** Range/Oven

Charming 1-bed, 1-bath cottage with key updates—blown-in insulation, new sewer line, and 30-year shingles. Versatile layout invites your personal touch. Extras include a 6x7 storage room and an 8x10 shed. Ideal for customization or investment—consider modernizing the kitchen and bathroom, improving energy efficiency, and enhancing curb appeal. Assess flooring, create functional multipurpose spaces, and incorporate smart home features. Explore landscaping for outdoor charm. Perfect for a cozy home or rental/Airbnb venture. Your imagination defines its potential! The washer and dryer stay with home also!



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