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Property Location: 201 16th Ave SE Clarion, IA
Legal Description: Lot 50 EVAN 2
Price: \$187,500
Approximate Age: 1981
Style: 1 story earth berm

Bedrooms: 3 potential for 4th
Siding: Painted wood shakes
Roof Age: Asphalt Back 10 yrs old, front 2020
Lot Size: 140X140
House Sq Ft: 1,312 1,176 main 136 up
Garage: 22X24 garage + 28X28 work shop heat & AC
Storage Shed: 8X16
Patio: Small area off back

Living Room Flooring: carpet

Bathrooms: 1-full

Basement: no-cement slab
Furnace: Elec baseboard
Central Air: no 2 wall units, 1 house 1 shop
24 Mo. Ave. Gas/Elec: \$165.00
Terms of Sale/Possession: Cash/Upon Final Settlement

Kitchen Details:

Cabinets: Maple
Counters: Laminate
Stove: Elec yes/glass top micro/vent fan
Frig: yes glass top
Dishwasher: yes glass top
Dining Space: Breakfast bar
Flooring: wood laminate/oak
Panty: closet turned large pantry

Laundry Location: Closet hall way

Dryer: yes
Washer: yes
Water Heater: Elec 3 yrs old
Elec. Panel: Breakers
Water softner: yes

Windows: Updated -sky lights 2020 remote blinds, windows 2021

Net Taxes: 2022-23 \$2,488.00

Move in ready home with potential for Family room up or 4 BR could be Primary & add master bath.

Guys you will love the garage & large woork shop. Sets next to a ravine so in a flood plain.

Only time water city sewer in 7" rain 2010 backed up. Grandma clock does not stay.

Following stay: Dresser in BR, bar stool, desk up, walnut cabinet und AC unit, freezer garage.

Take a look at this move in ready city home with acreage feel.

The following information, although believed to be accurate, is not guaranteed to be so.

We assume no liability. The measurements are estimates only.

Buyer should do his own inspections to be sure.

This info is subject to change without notice. The seller does not warrant appliances past day of listing.

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