

RYERSON REALTY LLC

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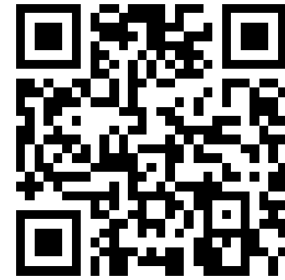
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Property Location: 413 Simpson, Duncombe, IA. 50532

Legal Description: WC DUNCOMBE INC BAILEY ADD BLK 2 LOT 5 N' 7& LOT 6S ST

Price: \$ 105,000.00

Reduced to **\$ 90,000.00**

Bedrooms: 4

Siding: brick & steel

Roof age: unknown

Lot Size: 61' x 140'

House Sq. Ft. 1,610'

Garage: det. Frame 24' x 26' work bench & cupboards for storage

Porch: concrete patio in back/sm. deck in front

School: Webster City

Approx. age construction: 1963

Style: 1 story frame

Kitchen Details:

Cabinets: Oak /small island

Frig.: yes, Blk Kenmore w/water & Ice in door

Stove: yes, Blk **elec.:** x

Dishwasher: yes,

Garbage disposal: yes

Dining Space: yes in Kitchen/W large area

Flooring: Laminate

Living room flooring: carpet

Dining room: laminate

Bathrooms:

Main: - new tub surround

Laundry:

Location: main, laundry room off kitchen

Elec.: x

Washer/Dryer: yes

Water heater: newer 40 gal.

Elec Panel: fuses

Water Softener: owned

Basement: none

Furnace: new 2016

Central Air: yes

24 Mon. Ave. Gas/Elec: \$ vacant for over yr.

Terms of sale: Cash

Possession: Upon final settlement

Net Taxes: \$1,734.00 – 2017/2018

This house is a great family home or retirement easy living on 1 level. The carpet & laminate flooring are in good condition. The Kitchen has many newer Oak cupboards & sm. island nice counter top. The house has cable hook up in every room, updated windows thru out that are flip down for easy access to clean. There are plantation shutters in every room. This place is ready for you to move in. There is a small shed next to garage in back yard.



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

Buyer should do his own inspections to be sure.

The greatest compliment we can receive is a personal referral. Please tell your friends about us."