

# RYERSON REALTY LLC

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**Property Location:** 1505 W Braodway Eagle Grove, IA 50533

**Legal Description:** E 283' OF S 522.78' OF LOT 1 IN NE SW/STRIP 17' X 670.7' ALONG W SIDE OF LOT 2 NW SE

**Price:** \$1,500,000

**Approximate Age:** 1994

**Style:** 3 story + basement

**Bedrooms:** 3

**Siding:** Brick

**Roof Age:** 1994 & 2012 Copper

**Lot Size:** 3.59 acres

**House Sq Ft:** 9,633 + 3,113 baement

**Garage:** Htd 4 car 26X52 no infloor heat was not insulated.

**Pool:** 26X56 Pool room/equipment there never hooked up

**Kitchen Details:**

**Cabinets:** walnut

**Counters:**

**Stove:** space for cooktop & dlb oven

**Frig:** Space large comm frig

**Dishwasher:**

**Dining Space:** Break: Black solid surface

**Flooring:** Ceramic tile

**Butlers Kitchen:** Full mini kitchen

**Bathrooms:** Full 4pc Prim, Three -3/4 Two-1/2

**Basement:** Full unfinished Potential Cinema, wine, exerise rm

**Furnace:** Several zones every floor hot water 1 new 2021

**Central Air:** 4 Trane & 2 Lenox units

**24 Mo. Ave. Gas/Elec:** \$575.00

**Terms of Sale/Possessor:** Cash/Upon Final Settlement

**Laundry Location:** Off kitchen

**Dryer:** elec no

**Washer:** no

**Water Heater:** 2022

**Elec. Panel:** breakers

**Windows:**

**Net Taxes:** 2022-23 \$5,018.00

Elevator to all floors & 3 phase box by CA for elevator, Equipment there for pool never hooked up

Plumbed for central vac, but no vac., Cummins power generator 2017

Large sump pump system. Very little flooring done, no appliances, sinks faucets

**Must see tons of space!!!**

**Lots of potential for you  
to put your own touch  
on it.**

Call Ryerson's for private  
showing.



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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