

# RYERSON REALTY LLC

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**Deborah D Vance, Broker**

**515-689-3715**

**Property Location:** 12 Parkview Dr Eagle Grove, IA 50533

**Legal Description:** Lot 12 PRKVV

**Price:** \$219,000 **NEW PRICE \$199,900.00**

**Approximate Age:** 1962

**Style:** Ranch

**Bedrooms:** 3

**Siding:** vinyl w/dry stack stone accents cutom gar drs

**Roof Age:** Aug-16

**Lot Size:** .31 acres/irregular

**House Sq Ft:** 1300

**Garage:** att 16X28 det 30X40 built 2013

**Porch:** open frt 6X32 **Patio:** Concrete 10X33

**School:** Eagle Grove

**Living Room & Dining Flooring:** Hand scraped solid character oak varied widths

**Family Room basement:** Large game Family room area/ceramic tile floors

**Bathrooms:** 1.5

**Up:** 3/4 w/shower 1/2 bath, Basement utility 1/2

**Basement:** Full 1,300' partial finish

**Furnace:** Hot water 2012 Munchkin Contender 92% eff

**Central Air:** yes Carrier

**24 Mo. Ave. Gas/Elec:** \$103.00

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

**Michael Ryerson, Sales**

**515-689-3728**

**Lisa Foust, Sales**

**515-851-1843**

### **Kitchen Details:**

**Cabinets:** Birch + pantry/Granite counters

**Frig:** yes

**Stove:** Built in oven glass top stove Elec: X

**Garbage disposal:** yes

**Dishwahser:** yes

**Dining Space:** yes w/bay window

**Flooring:** Ceramic tile

### **Laundry Location:**

**Elec:**

**Washer/Dryer:** Nego

**Water Heater:** gas

**Elec. Panel:** Breakers

**Sewer Compliant:** yes/water line driveway leaks

**Net Taxes:** 2018-19 \$2,436.00



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

Buyer should do his own inspections to be sure.

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