

RYERSON REALTY LLC

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Property Location: 305 S Garfield Eagle Grove, IA 50533
Legal Description: LOT 4 & S 2/3 LOT 3 BLOCK 10 HEWETTS PARK
Price: \$79,900 **NEW PRICE \$77,900.00**
Approximate Age: 1948 **Style:** Ranch

Bedrooms: 2 - oak floors
Siding: Wood shakes
Roof Age: Asphalt Approx 2016 Rojohn
Lot Size: 50X140
House Sq Ft: 1,011
Garage: Det 2 car 24X20 Built 1997
Deck: wood deck 385 sq ft.

Kitchen Details:
Cabinets: Oak
Counters: Laminate
Stove: Elec Yes Black **Micro:** Yes
Frig: Yes S.S.
Dishwasher: Yes S.S.
Flooring: Vinyl

Living Room Flooring: Oak
Bathrooms: 1 full
Basement: 1/2 506 sq ft
Furnace: Rheem FA Oct 2006
Central Air: Yes but does not cool, 2 window airs
24 Mo. Ave. Gas/Elec: \$142.00

Dining Room: Yes vinyl
Family Room: yes Vinyl
Laundry Location: In 2nd BR, or basement
Dryer: Yes
Washer: yes
Water Heater: Gas
Elec. Panel: Breakers

Terms of Sale/Possessor Cash/Upon Final Settlement

Net Taxes: 2022-23 \$1,298.00

Great 2 BR home across from the park, large deck on back with detached 2 car garage & storage shed. No easement though church parking lot but have always used. Use alley. Church owns tree on property line. Storage shed out back concrete floor. All curtains & blinds stay.

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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