

# RYERSON REALTY LLC

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**Deborah D Vance, Broker**

**515-689-3715**

**Property Location:** 3 Spruce Dr Eagle Grove, IA 50533

**Legal Description:** W 70' of Lot 7 Block 2 EDGEW

**Price:** \$119,000

**Approximate Age:** 1966

**Style:** Ranch

**Michael Ryerson, Sales**

**515-689-3728**

**Lisa Foust, Sales**

**515-851-1843**

**Bedrooms:** 3  
**Siding:** Composite  
**Roof Age:** Asphalt  
**Lot Size:** 70X125  
**House Sq Ft:** 1,397  
**Garage:** 22X22  
**Screened porch:** 10X15

**Living Room Flooring:** Valuted ceiling  
**Bathrooms:** 2 - Primary BR & Full

**Basement:** 1,155  
**Furnace:** Forced air  
**Central Air:** yes  
**24 Mo. Ave. Gas/Elec:** \$130.00

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

**Kitchen Details:**  
**Cabinets:** Oak  
**Counters:** laminate  
**Stove:** Elec glass top yes  
**Frig:** yes  
**Dishwasher:** yes  
**Dining Space:** Breakfast bar  
**Flooring:** vinyl  
**Garbage disposal:** yes  
**Dining Room:** Carpet  
**Laundry Location:** Primary BR  
**Stack Washer & Dryer:** yes

**Water Heater:** 2009 gas  
**Elec. Panel:** fuses

**Net Taxes:** 21-22 \$2,304.00

**Check out this 3 BR 2 Full bath ranch everything on one level w/ranch home with open front screened porch & open front porch for enjoying lazy summer days. Attached 2 car garage.**



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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