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Property Location: 201 Court Ave Eagle Grove, IA 50533

Legal Description: LOT 1 & S 16' OF LOT 2 BLOCK 5 BDWDR

Price: \$165,000

Approximate Age: 1953 **Style:** Story & 1/2

Bedrooms: 4- Primary main walk-in closet, 3 up

Siding: vinyl-2024 Aug

Roof Age: New roof Aug 2024

Lot Size: 80X133

House Sq Ft: 2,092

Garage: 2 car-2024 new opener

Patio: Concrete

Kitchen Details: 2 pantrys

Cabinets: Painted

Counters: laminate

Stove: Elec yes **Micro:** yes 3 yrs old

Frig: yes

Dishwasher: yes

Dining Space: yes

Flooring: ceramic tile

Living Room Flooring: Carpet

Bathrooms: Full on main, 3/4 w/shower up

Dining Room: yes/elec

Laundry Location: Basement laundry shoots

Washer/Dryer: yes/elec

Basement: Full unfinished

Furnace: Rheem & lenox FA

Central Air: yes, window 2 BR's above garage

12 Mo. Ave. Gas/Elec: \$151.00

Water Heater: 2009 gas

Elec. Panel: 200 AMP breaker

Windows: Some replaced

Terms of Sale/Possessor Cash/Upon Final Settlement

Net Taxes: 2024-25 \$2,338.00

Excellent location, 2 blocks to Elem/Middle school on spacious shaded corner lot with space in & out for the whole family. Garage furnace for 2 bedrooms above. Bat mitigation was done for attic.

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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