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Property Location: 314 1st Ave NE Unit #7 Clarion, IA 50525

Legal Description: UNIT 7 OF LOT 8 & E 16' OF LOT 7 BLOCK 7 ORIG OF WALNUT PLACE CONDOMINIUMS

Price: \$119,000

Approximate Age: 1988 **Style:** 1 story Condo

Bedrooms: 2

Siding: Composite

Roof Age: Unknown

House Sq Ft: 1,320

Garage: 12X22'

Patio: concrete 90 sq ft.

Living Room Flooring: Carpet Patio doors to back yard

Bathrooms: Main

Basement: none

Furnace: Forced air FA Heil

Central Air: Yes

24 Mo. Ave. Gas/Elec: \$61.00

Terms of Sale/Possession: Cash/Upon Final Settlement

Move in ready condo all on one level with open concept eat in kitchen great bay window for bird watching.

& a breakfast bar for casual dining or buffet entertaining, all open to dining & living room area. Patio slider doors

off living room to a fenced yard & small storage shed. 2 bedrooms with nice closets & a full bath. Laundry/utility

(Washer elec. dryer included) also included is a water softener, breaker panel & 2020 gas water heater. Attached 1

car garage with drop down stairs with attic storage & built in shelves. Blinds on all windows stay.

Home has a nice flow with easy access to down town & movie theater.

Kitchen Details:

Cabinets: Oak

Counters: Laminate

Stove:Elec/glass top yes black

Frig: yes black

Dishwasher: yes black

Exhaust fan: yes black

Garbage Disposal: yes

Dining Space: Breakfast bar

Dining Room: Carpet

Laundry Location: Main

Dryer: Yes Gas

Washer: Yes

Water Heater: Gas 2020 Softner: yes 2016

Elec. Panel: Breakers

Common wall & covenants

Net Taxes: 2022-23 \$1,728.00

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.

The greatest compliment we can receive is a personal referral, please tell your friends about us

