

# RYERSON REALTY LLC

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Property Location: 721 SW 1st Eagle Grove, IA 50533

Legal Description:  LOT 11 & W 2/3 OF LOT 12 BLOCK 3 HEWETTS PARK

Price:

Approximate Age: 1900 then 2021 tore out 2022-23 ins Style: Bungalow

Bedrooms: 2- custom shelving

Siding: vinyl

Roof Age: New 2021 Asphalt

Lot Size: corner 50X140'

House Sq Ft: 864 sq ft

Garage: NEW door/opener + App 308 sq ft

Rear concrete Patio: 16X7' insulated

Front brick patio: Vintage bricks

Living Room Flooring: Vinyl Plank 2023

Bathrooms: 3/4 w/shower 2023

Basement: Full 836' unfinished

Furnace: King/FA New 2022

Central Air: New 2022

24 Mo. Ave. Gas/Elec: Vacant current \$46.00

Terms of Sale/Poss: Cash/Upon Final Settlement

Kitchen Details: New 2023

Cabinets: Darl wood

Counters: Laminate

Stove: Elec 2023 yes Micro/vent: 2023

Frig: yes 2023

Dishwasher: yes 2023

Dining Space: breakfast bar

Flooring: Vinyl plank

Dining Room: yes Vinyl Plank 2023

Laundry Location: Basement

Dryer: No Elec

Washer: No

Water Heater: Elec 2022

Elec.: Rewired Breakers 2023

Windows: New

Net Taxes: 2023-24 \$622.00

**This newly remodeled Bungalow has been torn down to the studs & completely renovated inside & out. Open concept kitchen living & dining area with beam ceilings for added charm. It's like new: insulation, wiring, sheet rock, flooring, cabinets, HVAC, wiring, kitchen appliances (All Maytag appliances: Frig, stove, dishwasher, micro/vent) as well as bathrooms are new. Beautiful dark wood kitchen cabinets & 3 panel doors throughout. The 2 BR'S have new carpet & custom closet. Frt porch enclosed ready for summer nights relaxing. The exterior has also been replaced, roof, siding and windows. Antique brick paver patio in front with mature Maple trees for shade & a small concrete patio out back for grilling. Blinds, sump pump dehumid stay. Stools don't stay. This is a must see if you want move in do nothing!!!!**

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 own inspections.

This info is subject to change without notice. The seller does not warrant appliances past day of listing.

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