

# RYERSON REALTY LLC

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**Property Location:** 904 SW 1st Eagle Grove, IA 50533  
**Legal Description:** LOT 11 & E 32 1/2' OF LOT 10 EAGLE HEIGHTS  
**Price:** \$119,000  
**Approximate Age:** 1950  
**Style:** Story 1/2

**Bedrooms:** 3 1-main 2-up  
**Siding:** wood  
**Roof Age:** 2016  
**Lot Size:** 93X130  
**House Sq Ft:** 1,628  
**Garage:** det 20X22  
**Front deck:** 9X31' 2015 **Brick patio:** 18X20

**Kitchen Details:**  
**Cabinets:** Painted white  
**Counters:** Laminate  
**Stove: Elec** yes  
**Frig:** yes  
**Dishwasher:** yes 2016  
**Dining Space:** yes  
**Flooring:** Slate

**Living Room Flooring:** Carpet  
**Bathrooms:** Main: 1/2 Up:3/4 w/tub Basement: Toilet

**Dining Room:** Wood  
**Laundry Location:** Basement  
**Dryer:** yes-gas  
**Washer:** yes  
**Water Heater:** Elec  
**Elec. Panel:** Fuses

**Basement:** Full unfinished 900 sq ft  
**Furnace:** Forced air Lenox Pulse  
**Central Air:** yes  
**24 Mo. Ave. Gas/Elec:** \$141.00  
**Terms of Sale/Possessor:** Cash/Upon Final Settlement

**Net Taxes:** 2022-23 \$1,582.00

**Great 3 Bedroom 2 bath family home with open concept kitchen dining room, spacious living room, primary bedroom on main w/half bath & 2 bedroom & 3/4 bath up, det 2 car. Partial fenced yard. Large deck for relaxing on front. Nice quiet dead end street.**

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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