

# RYERSON REALTY LLC

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**Property Location:** 405 North Washington, Eagle Grove, Ia. 50533

**Legal Description:** LOTS 11 & 12 BLOCK43 CAD 1<sup>ST</sup>. To be determined

**Price:** \$ 215,000.00 buyer finish

**Approx. age construction:** 2015/16

**Style:** 1 Story Frame Town Home

**# Bedrooms:** 2 w/master walk in closet

**Siding:** vinyl/ stone dry stack stone veneer

**Roof age:** 2015

**Lot Size:** To be determined by legal survey

**House Sq. Ft.** 1,550

**Garage:** att, 2 car 8" doors 6" concrete Drive way

**Porch:** concrete patio w/priv fence 144' SF

**School:** Eagle Grove

**Kitchen Details:** Design your own kitchen

**Cabinets:** none

**Frig.:** none

**Stove:** none **elec.:** x

**Dishwasher:** none

**Garbage disposal:** none

**Dining Space:** room for island breakfast bar

**Flooring:** none

**Living room:** yes

**Dining room:** yes

**Sun room:** With door to patio (set up for gas fireplace)

**# Bathrooms:**

**Master:** set for Zero entry shower

**Main:** space for full bath

**Laundry:**

**Location:** main/utility room

**Elec.:** Hookup no washer & dryer

**Basement:** 48" deep concrete crawl space

**Furnace:** Forced heat 95% eff

**Central Air:** yes 16 seer

**24 Mon. Ave. Gas/Elec:** Vacant

**Terms of sale:** Cash

**Possession:** Upon final settlement

**Water heater:** yes Gas

**Elec Panel:** Breaker x

**Sump pumps:** no **Sewer compliant:** yes

**Insulation:** R-21 Fiberglass side walls R-60 Cellulose attic

**Net Taxes:** 5 year partial tax abatement

***This is a brand new custom built 2X6 construction home new in 2015/16 all handicap accessible/zero entry throughout ready to put your choice of finishes. Home is painted & ready to put your touch on. trim/doors, flooring kitchen & baths.***



The following information, although believed to be accurate, is not guaranteed to be so.

Buyer should do his own inspections to be sure.

The owners of this property are licensed real estate agents.

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