

# RYERSON REALTY LLC

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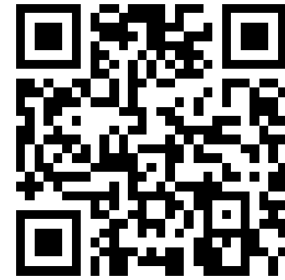
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**Property Location:** 401 Brassfield Goldfield

**Legal Description:** Lot 4 & Tract ADJ. Same on East Trotters 3<sup>rd</sup> Add.

**Price:** \$170,000.00

**Approx. age construction:** 1973

**Style:** Ranch

**# Bedrooms:** 3 bedrooms

**Siding:** vinyl 2015

**Roof age:** 2015

**Lot Size:** .876 Acres

**House Sq. Ft.** 1564

**Garage:** 2 car attached

**Porch:** 26 Sq. Ft. Porch & 128 Sq. ft. deck Rear Deck

**School:** Clarion Goldfield

### Kitchen Details:

**Cabinets:** oak w/ new quartz

**Frig.:** yes

**Stove:** yes **elec.:** x

**Dishwasher:** yes

**Flooring:** Composite Tile

**Dining Space:** eat-in

**Living room flooring:** Composite Tile 2012

**Dining room:** yes

**# Bathrooms:** 3

**Main:** 1 shower only 2014

**Up:** 1 shower only

**Basement:** full

**Furnace:** All Elec. home

**Central Air:** yes

**24 Mon. Ave. Gas/Elec:** \$ 148

**Terms of sale:** Cash

**Possession:** Upon final settlement

### Laundry:

**Location:** main utility room

**Elec.:** x

**Washer/Dryer:** Yes

**Water heater:** elec.

**Elec Panel:** Breaker

**Sump pumps:** No

**Net Taxes:** \$1688 for 2017

Central Vac-A lot of closets-Pool table stays-Water Softener stays

Beautiful river view to the rear. Property line is fence to north & East ravine. Property has rear utility easement across ditch

**The following information, although believed to be accurate, is not guaranteed to be so.  
Buyer should do his own inspections to be sure.**

The greatest compliment we can receive is a personal referral. Please tell your friends about us."

