

# RYERSON REALTY LLC

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**Property Location:** 201 16th Ave SE Clarion, IA

**Legal Description:** Lot 50 EVAN 2

**Price:** \$187,500

**Approximate Age:** 1981

**Style:** 1 story earth berm

**Bedrooms:** 3 potential for 4th  
**Siding:** Painted wood shakes  
**Roof Age:** Asphalt Back 10 yrs old, front 2020  
**Lot Size:** 140X140  
**House Sq Ft:** 1,312 1,76 main 136 up  
**Garage:** 22X24 garage + 28X28 work shop heat & AC  
**Storage Shed:** 8X16  
**Patio:** Small area off back

**Living Room Flooring:** carpet

**Bathrooms:** 1-full

**Basement:** no-cement slab  
**Furnace:** Elec baseboard  
**Central Air:** no 2 wall units, 1 house 1 shop  
**24 Mo. Ave. Gas/Elec:** \$165.00  
**Terms of Sale/Possessor:** Cash/Upon Final Settlement

### **Kitchen Details:**

**Cabinets:** Maple  
**Counters:** Laminate  
**Stove:** Elec yes/glass top micro/vent fan  
**Frig:** yes glass top  
**Dishwasher:** yes glass top  
**Dining Space:** Breakfast bar  
**Flooring:** wood laminate/oak  
**Panty:** closet turned large pantry

**Laundry Location:** Closet hall way

**Dryer:** yes  
**Washer:** yes  
**Water Heater:** Elec 3 yrs old  
**Elec. Panel:** Breakers  
**Water softner:** yes  
**Windows:** Updated -sky lights 2020 remote blinds, windows 2021  
**Net Taxes:** 21-22 \$2,606.00

**Move in ready home with potential for Family room up or 4 BR could be Primary & add master bath.**

Guys you will love the garage & large work shop. Sets next to a ravine so in a flood plain.

Only time water city sewer in 7" rain 2010 backed up. Grandma clock does not stay.

Following stay: Dresser in BR, bar stool, desk up, walnut cabinet und AC unit, freezer garage.

Take a look at this move in ready city home with acreage feel.

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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