

RYERSON REALTY LLC

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Property Location: 2817 Davis Ave Eagle Grove, IA 50533

Legal Description: E 445' OF TH PT OF N 523.5' OF NE NW LYG W OF HWY

Price: \$349,000 **NEW PRICE \$329,000.00**

Approximate Age: 1900 **Style:** Story & 1/2

Bedrooms: 3 - 1 main primary w/hickory floors, 2 up carpet

Kitchen Details: 2008 room added

Siding: Heavy vinyl split shake

Cabinets: Hickory

Roof Age: 2008

Counters: granite

Lot Size: 4 acres

Cook top/wall oven: Elec yes **Micro:** yes

House Sq Ft: 1978 sq ft

Frig: yes

Garage: Detached 20X26 & 2014 24X24

Dishwasher: yes

Deck: Composite 18X14

Dining Space: Breakfast bar & table space

Flooring: Ceramic tile

Living Room Flooring: Hickory/Gas fireplace stack stone

Dining Room: yes/Hickory floors

Bathrooms: 3/4 walk-in shower glass door porcelain tile

Laundry Location: Main

3/4 w/jacuzzi tub ceramic tile

Washer/Dryer: yes/Dryer elec

Basement: yes 532' no finish Lg wash sink

Water treatment equip: yes

Furnace: Elec forced air

Water Heater: Elec

Central Air: yes

Elec. Panel: 2 breaker panels

12 Mo. Ave. Elec: \$180.00 All elec home except the fireplace

Terms of Sale/Possessor Cash/Upon Final Settlement

Net Taxes: 2024-25 \$2,264.00

LP tank owned buried, only used for fireplace, buyer to pay LP at close direct to seller at current market rate.



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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