

# RYERSON REALTY LLC

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**Property Location:** 703 W Broadway Eagle Grove, IA

**Legal Description:** LOT 8 BLOCK 4

**Price:** \$369,900 **Revised price \$349,900.00**

**Approximate Age:** 1890 & Primary BR & bath back entry & gar 2014

**Bedrooms:** 6 up/1 no closet (oak floors) & primary main

**Siding:** Wood/vinyl

**Roof Age:** Approx. 2011-2012 Addition 2014

**Lot Size:** 70X140

**House Sq Ft:** 3,049

**Garage:** 22 X 30 built 2014 Heated floor/lots storage

**Porch:** 2 open front porches

**Concrete Patio:** Landscaped Fenced, heated patio/back door & North

**Living Room Flooring:** Carpet

**Family Room:** Carpet, Fireplace & built ins

**Updated Bathrooms:** 3- 3/4-Primary custom tile heated floors/shower

3/4 with tile shower, solid counter top/main, 3/4 w/tub up tile floor

**Basement:** Full unfinish 1,154 -Addition/Crawl space

**Furnace:** Hot water **Generac:** Home Generator/off

**Central Air:** Yes Attic

**12 Mo. Ave. Gas/Elec:** \$240.00

Terms of Sale/Possessor Cash/Upon Final Settlement

**Take a look at this beautiful loved & well cared for stately home, walkable to downtown.**

This has been in the same family since 1965 and then a profitable Airbnb for 17 months by another family member.

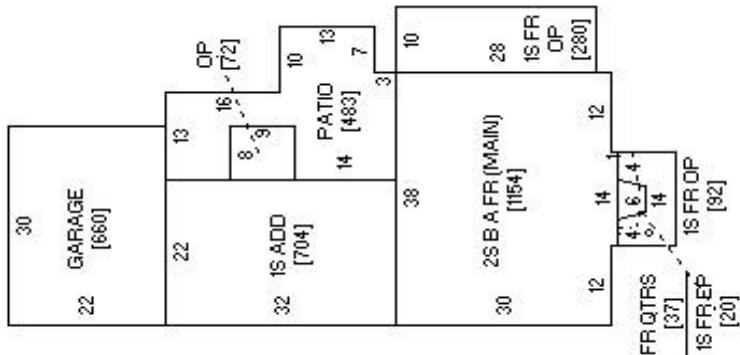
In 2014 it went through a major renovation to tear down old gar. & add new spacious garage, back entry/mud room/

laundry room & primary BR w/walk in closet & custom tile bathroom with heated floors & dbl shower w/bench.

Heated floors are where tile is in the new part. All curtains & blinds will stay.

This has all the original charm the rest of the house has and ready for a new family to move in & love it even more.

**This age in place reno was over \$250,000.00 with all finishing materials at cost.**



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.

The greatest compliment we can receive is a personal referral, please tell your friends about us

