

# RYERSON REALTY LLC

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**Deborah D Vance, Broker**

**515-689-3715**

**Property Location:**

12 Parkview Dr Eagle Grove, IA 50533

**Legal Description:**

Lot 12 PRKVV

**Price:**

\$219,000

**NEW PRICE \$204,000.00**

**Approximate Age:**

1962

**Style:**

Ranch

**Bedrooms:**

3

**Siding:**

vinyl w/dry stack stone accents cutom gar drs

**Roof Age:**

Aug-16

**Lot Size:**

.31 acres/irregular

**House Sq Ft:**

1300

**Garage:**

att 16X28 det 30X40 built 2013

**Porch: open frt 6X32**

**Patio: Concrete 10X33**

**School:**

Eagle Grove

**Living Room & Dining Flooring:** Hand scraped solid character oak varied widths

**Family Room basement:** Large game Family room area/ceramic tile floors

**Bathrooms:**

1.5

Up: 3/4 w/shower 1/2 bath, Basement utility 1/2

**Basement:**

Full 1,300' partial finish

**Furnace:**

Hot water 2012 Munchkin Contender 92% eff

**Central Air:**

yes Carrier

**24 Mo. Ave. Gas/Elec:**

\$103.00

**Terms of Sale/Posession:** Cash/Upon Final Settlement

**Kitchen Details:**

Cabinets: Birch + pantry/Granite counters

Frig: yes

Stove: Built in oven glass top stove Elec: X

Garbage disposal: yes

Dishwahser: yes

Dining Space: yes w/bay window

Flooring: Ceramic tile

**Laundry Location:**

Elec:

Washer/Dryer: Nego

Water Heater: gas

Elec. Panel: Breakers

Sewer Compliant: yes/water line driveway leaks

Net Taxes: 2018-19 \$2,436.00



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

Buyer should do his own inspections to be sure.

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