

# RYERSON REALTY LLC

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**Property Location:** 419 N Washington Eagle Grove, IA  
**Legal Description:** E 1/2 OF LOTS 9 & 10 BLOCK 4 COX -abbreviated legal see abstract for complete legal  
**Price:** \$89,000  
**Approximate Age:** 1890  
**Style:** Ranch

**Bedrooms:** 3  
**Siding:** vinyl  
**Roof Age:** 2016 house  
**Lot Size:** 100X70  
**House Sq Ft:** 1,208  
**Garage:** Det 24X30 1998 build  
**Patio : Yes** deck

**Kitchen Details:**  
**Cabinets:** oak  
**Counters:** Laminate  
**Stove: Elec** yes  
**Frig:** yes  
**Dishwasher:** no  
**Dining Space:** yes/eat in kitchen  
**Flooring:** IVC Impact vinyl 2022

**Living Room Flooring:** Carpet  
**Bathrooms:** 1 full  
**Basement:** none  
**Furnace:** New 11/1/2021  
**Central Air:** yes  
**24 Mo. Ave. Gas/Elec:** \$160.00  
**Terms of Sale/Possessor** Cash/Upon Final Settlement

**Laundry Location:** Main mud room  
**Dryer:** yes  
**Washer:** yes  
**Water Heater:** Elec 2021  
**Elec. Panel:** Breakers 2017  
**Windows:** Vinyl  
**Net Taxes:** 21-22 \$1,208.00

***This is a great starter/retirement home all on one level with a big garage.***

**Sewer:** 2017 1/2 2018 is was replaced rest out to the street & additional clean out installed.

**2018** property electrical upgrade, roof, walls/ceiling, property trim & doors

Oak doors & wood work. Crawl space in laundry room under vinyl flooring.

Bathroom vent fan new motor ordered seller will fix.

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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