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Property Location: 3 Spruce Dr Eagle Grove, IA
Legal Description: W 70' of Lot 7 Block 2 EDGEW
Price: \$249,000
Approximate Age: 1966
Style: Ranch

Bedrooms: 3 - Primary walk in closet w/bath & 2 other BR's **Kitchen Details:**

| | | | |
|-----------------|-------------------------|---------------|---------------------|
| Siding: | vinyl 2022 | Cabinets: | oak |
| Roof Age: | 2021 | Counters: | laminte 2022 |
| Lot Size: | 70X125 | Stove: Elec | Nego SS 2022 |
| House Sq Ft: | 1,397 | Frig: | Nego SS 2022 |
| Garage: | 2 car att-new door 2022 | Dishwasher: | Nego SS 2022 |
| 3 season Porch: | New 2021 | Dining Space: | Yes + Breakfast bar |
| | | Flooring: | Vinyl plank 2022 |

Living Room Flooring: Rigid core Vinyl plank/water proof/r
Bathrooms: Primary 3/4 w/glass shower-2nd full
Dining Room: yes
Laundry Location: Basement
Dryer & Washer: yes

| | | | |
|-----------------------|------------------------------|------------------|------------|
| Basement: | Full unfinished Utility bath | Water Heater: | gas |
| Furnace: | Forced air | Elec. Panel: | Breaker |
| Central Air: | yes | Windows: | 2022 |
| 24 Mo. Ave. Gas/Elec: | \$131.00 | Net Taxes: 21-22 | \$2,304.00 |

Terms of Sale/Possession: Cash/Upon Final Settlement

This home has been through a complete renovation.

Exterior new: Roof, siding, windows, gar door, 3 season room, stone, cedar columns, painted shed.

Interior new: Both baths, flooring, kit Appl. & hardware, Counters, railing, lighting, Honeycomb blinds, sewer Full basement with tons of potential could have Family/game room, even a bedroom.



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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