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Property Location: 3107 250th St. & 2486 Vasse Ave. Duncombe IA 50532
Legal Description: (15-88-27 WC WASHINGTON TWP LAW'S LOT 1) & (15-88-27 WC WASHINGTON TWP LAW'S LOT 4 S 514.7
Price: \$265,000 **New List Price \$240,000.00**
Approximate Age: 1975
Style: Ranch

Bedrooms: 3

Siding: Vinyl
Roof Age: 10-15 years old
Lot Size: 4.28 acres
House Sq Ft: 1818 sq. ft.
Garage: Carport 21'W by 45ft L
Patio/porch: Concrete patio in front of house

Kitchen Details:

Cabinets: maple
Counters: epoxy
Stove: electric yes
Frig: yes
Dishwasher: yes
Dining Space: yes
Flooring: lenoleum

Living Room Flooring: epoxy
Bathrooms: 2 full shower and tub
Up: Master walk in tiled shower
Basement: none - Slab
Furnace: Goodman 2008
Central Air: Newer than furnace but unsure age
24 Mo. Ave. Gas/Elec: \$105.00
Terms of Sale/Possession: Cash/Upon Final Settlement

Dining Room: Kitchen counter and dining space
Laundry Location: Main in utility room
Dryer: no
Washer: no
Water Heater: electric Rheem Marathon
Elec. Panel: breakers
Windows: Sliders 2 bay windows
Net Taxes: 23-24 \$2,098.11

Water Softner rented from Pellham \$42/month
500 gal. propane tank owned



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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