

# RYERSON REALTY LLC

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**Property Location:** 904 SW 1st Eagle Grove, IA  
**Legal Description:** Lot 10 & E 32 1/2' of Lot 10 Eagle Heights  
**Price:** \$109,000  
**Approximate Age:** 1950  
**Style:** Story & 1/2

**Bedrooms:** 3  
**Siding:** wood/painted 2017  
**Roof Age:** 2016  
**Lot Size:** 93X130  
**House Sq Ft:** 1,628  
**Garage:** det 2 car 20X22  
**Deck:** Front 2015 Patio:Rear brick  
**School:** Eagle Grove Comm Schools

**Kitchen Details:**  
**Cabinets:** oak/painted  
**Frig:** yes 2016  
**Stove:** yes  
**Elec:** X  
**Dishwasher:** yes 2016  
**Dining Space:** no  
**Flooring:** vinyl

**Living Room Flooring:** Carpet  
**Bathrooms:** 1.5  
**Up:** Full Main: 1/2 Basement: Toilet  
**Basement:** Full unfinished  
**Furnace:** Forced air Pulse Lennox  
**Central Air:** yes  
**24 Mo. Ave. Gas/Elec:** \$128.00  
**Terms of Sale/Possession:** Cash/Upon Final Settlement

**Dining Room:** carpet  
**Laundry Location:** Basement  
**Elec:**  
**Washer/Dryer:** Gas Yes front load on pedistal  
**Water Heater:** Gas  
**Elec. Panel:** Fuses  
**Sewer Compliant:** Yes  
**Net Taxes:** 2017-18 1,356.00 2018-19

Story & 1/2 home w/spacious front deck & brick paver patio in rear, semi att garage.  
Nest thermostat can stay, but if buyer does not want seller will replace with basic one

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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