

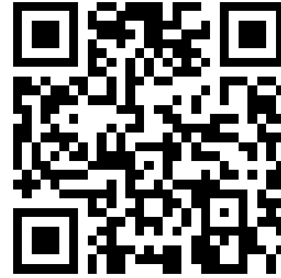
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Property Location: 1906 Sandy Beach Rd Clarion, IA 50525

Legal Description: Parcel #5 in NW SW 16-92-24 See abstract for complete legal

Price: \$ 352,500.00 **Approx. age construction:** 1977 **Style:** Design home/walk out ranch

NEW PRICE \$285,000.00

Bedrooms: 2 BR (master walk in closet) main 2 BR down

Siding: Wood

Roof age: 2000

Lot Size: firt 39' sides 100 rear 44

House Sq. Ft.: 1,248 each level= 2,496

Garage: att 26X22

1903 Sandy Beach: ½ owner 2 car gar 684 sq ft.

Kitchen Details:

Cabinets: Wood

Frig.: yes

Stove: yes **elec.:** X

Dishwasher: yes

Garbage disposal:

Dining Space: Breakfast bar

Flooring: vinyl

Living room flooring: Carpet- Fireplace

Dining room: Carpet

Basement: Large Family room w/patio doors & wood burner, w/small kitchen area

Bathrooms:

Main: ½ & ¾ w/walk in shower

Basement: ¾ utility bath, lift pump 2012

Laundry:

Location: Main

Washer/Dryer: yes **Elec:** X

Heat source: Electric

Water heater: elec

Central Air: Window AC

Elec Panel:

24 Mon. Ave. Elec: \$118.00

Net Taxes: House \$3,554.00 – 2018/2019

Terms of sale: Cash possession upon final settlement

Shared gar Neighbor to North, split 50/50 \$114.00 each: \$228.00

LP tank setting on lot is neighbors, neighbor to North Trellis is over property line. Water softener is rented.

Property line North: South edge of side walk, easement to use side walk to get to lower lake deck.

Shared well: Neighbor/Tates take care of it & test water.



This is a year round home on the Southwest side of the lake so no hot sun on those lazy afternoons

on the two deck areas (ground & upper level).

Spacious living area & bedrooms set to the back so great views on both levels with fireplaces for cozy winter days. Lower level is open concept with kitchenette great for family & guests.

Attached 2 car & additional 2 car shared across the street.



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

Buyer should do his own inspections to be sure.

The greatest compliment we can receive is a personal referral. Please tell your friends about us."