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Property Location: 1205 W Broadway Eagle Grove, IA 50533

Legal Description: S 1/2 OF W 120' OF E 270' OF S 300' OF LOT 2 NW SE

Price: \$185,000.00

OWNER: Bonnie A Toillion Living Trust

Approximate Age: 1900 **Style:** Story & 1/2

Bedrooms: 4- 2 main 2 up

Kitchen Details: Pantry

Siding: 2002 vinyl, cement board on additic **Cabinets:** Oak By Bertch

Roof Age: New roof Aug 2024 **Counters:** Laminate

Lot Size: 120X150

Stove: Elec glass top/**yes SS Jennair grill** MICRO: no

House Sq Ft: 2,422

Frig: yes white

Garage: 1 car Built 2008 34X20

Dishwasher: yes black 2009

4 season Frt Por: 28X10 htr does not work.W window won't stay shut

Dining Space: yes, Breakfast bar

Concrete Patio: 9x16 **Deck:** 15X12

Flooring: Vinyl

Family room: 2008 27X15 vaulted ceilings w/wood beams/Laminate flooring

Living Room Flooring: Carpet Fireplace: Wood/not used **Dining Room:** Yes/Carpet

Bathrooms: Main Full w/health tub oak floor **Laundry Location:** Main/laundry chute + basement

Basement bath : toliet Up 3/4 w/tub **Washer/Dryer:** Elec No

Basement: Full unfinished, \$33,000.00 Anchored walls w/warranty, Foundation & water proofing

Furnace: FA Wood burner hooked to furnace, not used in years **Water Heater:** Gas 2003

Central Air: yes 2007 **Elec. Panel:** Breakers

24 Mo. Ave. Gas/Elec: \$149.00 **Windows:** Main vinyl

Terms of Sale/Possession: Cash/Upon Final Settlement **Net Taxes: 2024-25 \$3,244.00**

Spacious homes in good locations are in high demand. This home features an updated large oak kitchen complete with an island/bar and eating area, adjacent is the living room with a wood-burning fireplace(not used). Front porch has been updated to a 4 season room for year-round enjoyment. 2008 a spacious family room with laminate floors & large windows. 2 bedrooms & full bath with a walk-in tub, Upstairs are 2 bedrooms, along with another 3/4 bath.

The oversized one-car garage was added in 2008. It also has a large wood deck and concrete patio, perfect for relaxing after a long day of work. Due to the July 2024 storm, the house, and garage had a new roof.

\$33,000 was just spent on foundation improvements by installing a SafeBasement wall anchor system & a waterproofing system (comes with warranty). So the potential exists to finish the basement.

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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