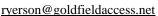
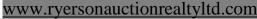
## RYERSON REALTY LLC

2761 Country Lane Circle Phone 515-448-3079

Eagle Grove, IA 50533-8722 Fax 515-448-5028





Deborah D. Vance Broker Lisa Foust Sales Michael Ryerson, Sales

515-689-3715 515-851-1843 515-689-3728

Property Location: 401 North Washington, Eagle Grove, Ia. 50533

**Legal Description:** LOTS 11 & 12 BLOCK 43 CAD 1<sup>ST</sup>. To be determined

**Price:** \$249,900.00 **Approx. age construction:** 2015/16 **Style:** 1 Story frame- Town Home

# Bedrooms: 2 w/spacious closets & walk-in master Kitchen Details:

Siding: vinyl/dry stack stone veneer Cabinets: Waypoint solid Oak raised panel

Roof age: 2015 Counter Top: Custom Bi-Level High Definition Lamanite

Lot Size: To be determined by legal survey

Stove: no elec.: x

House Sa Et 1550'

Dishwasher: no but space is there

House Sq. Ft. 1550'

Garage: att, Large 2 car 8" doors 6" concrete Drive way

Garbage disposal: no

Porch: Frame open 36' SF
School: Eagle Grove

Garbage disposal: no

Dining Space: yes
Flooring: vinyl-luxury tile

**Deck**: rear concrete Patio area w/ privacy fence 144' SF

<u>Living room flooring:</u> Mohawk- Silk Frise carpet

<u>Dining room</u>: vinyl-luxury tile

**Sun room:** Mohawk- Silk Frise carpet with built in oak book case(could be removed & set up for gas fireplace)

# Bathrooms: Laundry:

Master: Zero entry shower w/ceramic shower & floors Location: Main/utility room

Main: Full bath Elec.: X No washer & dryer

Basement: 48" deep concrete crawl space

Furnace: yes 95% eff

Central Air: yes 16 seer

24 Mon. Ave. Gas/Elec: Vacant

Water heater: gas 40 gal

Elec Panel: Breaker x

Sump pumps: no

Sewer compliant: yes

**Terms of sale:** Cash **Insulation:** R-21 Fiberglass side walls R-60 Cellulose attic

Possession: Upon final settlement

Net Taxes: 5 year partial abatement

This is a brand new custom built 2X6 construction home new in 2015/16 all handicap accessible/zero entry throughout all finished & completely move in ready. Maintenance free exterior w/spacious garage



The following information, although believed to be accurate, is not guaranteed to be so.
Buyer should do his own inspections to be sure.

The owners of this property are licensed real estate agents.

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

