

# RYERSON REALTY LLC

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**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

**Siding:** vinyl/dry stack stone veneer

**Roof age:** 2015

**Lot Size:** To be determined by legal survey

**House Sq. Ft.** 1550'

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

**Porch:** Frame open 36' SF

**School:** Eagle Grove

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

### Kitchen Details:

**Cabinets:** Waypoint solid Oak raised panel

**Counter Top:** Custom Bi-Level High Definition Lamanite

**Stove:** no **elec.:** x

**Dishwasher:** no, but space is there

**Garbage disposal:** no

**Dining Space:** yes

**Flooring:** vinyl-luxury tile

**Living room flooring:** Mohawk- Silk Frise carpet

**Dining room:** vinyl-luxury tile

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

### # Bathrooms:

**Master:** Zero entry shower w/ceramic shower & floors

**Main:** Full bath

### Laundry:

**Location:** Main/utility room

**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

**Terms of sale:** Cash

**Possession:** Upon final settlement

**Water heater:** gas 40 gal

**Elec Panel:** Breaker x

**Sump pumps:** no **Sewer compliant:** yes

**Insulation:** R-21 Fiberglass side walls R-60 Cellulose attic

**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.

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