

# RYERSON REALTY LLC

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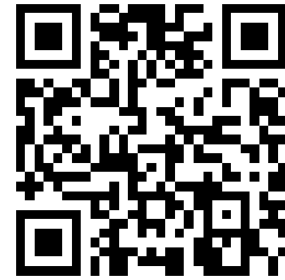
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**Property Location:** 7 Brassfield Drive Goldfield, IA

**Legal Description:** Fountain City Add. Lot 7

**Price:** \$150,000.00

**Approx. age construction:** 1996

**Style:** Ranch

**# Bedrooms:** 2 up 2 down

**Siding:** vinyl

**Roof age** 2017

**Lot Size:** .436 Acres

**House Sq. Ft.** 1308

**Garage:** 2 car Fully insulated

**Porch:** 22' x6' **Rear Deck:** Yes/Carpet will be replaced

**School:** Clarion Goldfield

### Kitchen Details:

**Cabinets:** oak

**Frig.:** no

**Stove:** no **gas:** X

**Dishwasher:** yes

**Dining Space:** eat in vinyl floor

**Flooring:** kit/tile dining area/vinyl

**Living room flooring:** Carpet

**Family room:** Basement carpet

### # Bathrooms: 3

**Main:** 2 full

**Basement Bath :** 1 full

### Laundry:

**Location:** Main separate room w/pantry

**Washer/Dryer:** No **Elec.:** x

**Basement:** full w/2 br 1 bath, family room & handy man shop area.

**Furnace:** Rheem FA

**Central Air:** yes

**24 Mon. Ave. Gas/Elec:** \$ 107.00

**Terms of sale:** Cash

**Possession:** Upon final settlement

**Central Vac:** Yes in garage

**Water heater:** gas 2016

**Elec Panel:** Breakers

**Sump pumps:** No

**Fireplace:** No Heat only lighted

**Net Taxes:** \$ 1,630.00 – 2017/2018

**Water softener:** stays

Well-built ranch home with 6" walls, 2 bedroom with master bedroom with walk in closet & full bath, & 2nd full bath on main, eat in kitchen, full finished basement with 2 more bedrooms, full bath & a hand man shop & a full kitchen.

Deck off the kitchen area with a beautiful location with timber & ravine/river back behind the house. Repairing siding damaged W end.



**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."