

RYERSON REALTY LLC

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Property Location: 315 NW 3rd, Eagle Grove, Ia.

Legal Description: E 67' OF LOT A TR IN S ½ OF LOT 8BLOCK 44RY

Price: \$140,000.00

Approx. age construction: 1912

Style: 2 Story Frame

Bedrooms: 4

Siding: vinyl

Roof age: unknown

Lot Size: 4,576' SF

House Sq. Ft. 2706'

Garage: Det. 14' x 20' 1996

Porch: enclosed fnt. porch 48' SF

School: Eagle Grove

Kitchen Details:

Cabinets: Maple finish

Frig.: yes, Amana bottom freezer

Stove: yes Amana **elec.:** x

Dishwasher: yes

Garbage disposal: yes

Dining Space: yes

Flooring: carpet

Living room flooring: Carpet

Bathrooms: 3

Main: full

Up: 1

Basement: full

Furnace: Steam heat

Central Air: no 2 built in units on main floor

24 Mon. Ave. Gas/Elec: \$146.00

Terms of sale: Cash

Possession: Upon final settlement

Dining room: carpet

Laundry:

Location: main

Elec.: x

Washer/Dryer: yes

Water heater: yes Gas

Elec Panel: Breaker x

Sewer compliant: yes

Net Taxes: \$1,176.00 – 2017/2018

4 bedrooms, 3 bathrooms, 1 garage with 4 additional paved parking spaces in front and back of house. Beautiful Oak on main floor that Kenny Bauman made. Exceptional Oak open winding stairway, with ornate railings to the second floor. 3 built Oak book cases 2 with glass, large closet. 2 additional rooms on 1st. could be pantry/day nursery/computer/reading/children's playroom. Kitchen and laundry appliances stay.



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."