

RYERSON REALTY LLC

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Property Location: 200 N Garfield Ave Eagle Grove, IA

Legal Description: Lot 6 Block 2 Hew 2

Price: \$ 149,000.00

Approx. age construction: 1920

Style: 2 story

Bedrooms: 3 up, 1 base (no egress)

Siding: 2003 vinyl **Gutters:** 2003/leaf filters

Roof age: 2003 tear off

Lot Size: 50X140

House Sq. Ft: 1,920 sq ft (2 levels)

4 season porch: 8X22' 2003 renovated

Deck: 17X16 2003 composite

Garage: Det 24X24 roof/2016

2014/insulation/sheeting/heat

Living room flooring: Carpet Spacious so also used as formal dining

Dining room: yes

Kitchen Details: 2016 new counter & back splash

Cabinets: Oak 2000

Frig.: yes black/2016

Stove: yes S.S./2016 **elec.:** X **Microwave vent fan:** stays/black

Dishwasher: yes S.S./2016

Garbage disposal: yes

Dining Space: yes

Flooring: vinyl

Bathrooms:

Main: ½ **Up:** 4 piece reno 2013-14

Basement: ¾ w/shower

Furnace: Lennox Elite Series

Central Air: yes

24 Mon. Ave. Gas

Terms of sale: Cash

Possession: 60 days from loan approval

Laundry:

Location: basement

Washer/Dryer: No **Elec:** X

Water heater: Bosch gas on demand

Electric panel: breaker

Sump pump: No

Sewer ordinance: passed

Net Taxes: \$1,972.00 2016-17

This is a move in ready family with a lot of updates.

2013-14 the entire upstairs was redone & bedrooms/bathroom additional closets, new wiring, insulation & drywall. Playground equipment does not 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."