

RYERSON REALTY LLC

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Property Location: 1458 & 1454 Twin Sister Lake Road Belmond, IA

Legal Description: House-Tract 200' X181.77' in NW corner of Lot 2 in E 1/2 Sw Shed/Land-Par D in in E 1/2 of SW 1/4

Price: \$349,900 **NEW PRICE \$339,900.00**

Approximate Age: 1975 Style: 2 story

<u>Bedrooms:</u>	4 up	<u>Kitchen Details:</u>	Sep. Pantry
<u>Siding:</u>	wood 10X 15'	<u>Cabinets:</u>	Painted
<u>Roof Age:</u>	unknown	<u>Counters:</u>	Laminate
<u>Lot Size:</u>	9.7 acres	<u>Stove: Elec</u>	Yes <u>Micro:</u> yes
<u>House Sq Ft:</u>	2,028	<u>Frig:</u>	Yes
<u>Garage:</u>	24X28' frt & rear access doors	<u>Dishwasher:</u>	yes
<u>Deck:</u>	wood 10X 15'	<u>Dining Space:</u>	yes
<u>Front Porch:</u>	6X39'	<u>Flooring:</u>	Vinyl
<u>Patio:</u>	Concrete 10X28'	<u>Dining Room:</u>	Vinyl trip & dbl patio doors
<u>Living Room Flooring:</u>	Large/Carpet	<u>Family Room:</u>	Carpet
		<u>Laundry Location:</u>	Main w/sink
<u>Bathrooms:</u>	1/2 main, Full up w/double vanity	<u>Dryer:</u>	yes
<u>Basement:</u>	Full unfinished/access from Garage& house	<u>Washer:</u>	yes
<u>Furnace:</u>	FA Heil	<u>Water Heater:</u>	Gas
<u>Central Air:</u>	Yes	<u>Elec. Panel:</u>	Breakers
<u>Last 12 Mo. Ave. Elec:</u>	\$75.00 <u>LP tank:</u> stays	<u>Windows:</u>	Vinyl

Terms of Sale/Possessor Cash/Upon Final Settlement

Great spot on Morse lake with room to grow or lots to sell.

Shared well easement on property. Bin & Machine shed that has had a fire.

Sellers will escrow funds for whatever septic replacement costs are, and will be completed after closing.



The following information, although believed to be accurate, is not guaranteed to be so.

We assume no liability. The measurements are estimates only.

Buyer should do his own inspections to be sure.

This info is subject to change without notice. The seller does not warrant appliances past day of listing.

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