

RYERSON REALTY LLC

2761 Country Lane Circle Eagle Grove, IA 50533-8722

Phone 515-448-3079

Fax 515-448-5028

ryerson@goldfieldaccess.net

www.ryersonauctionrealtyltd.com

Deborah D. Vance Broker Michael Ryerson Sales Lisa Foust Sales

515-689-3715

515-689-3728

515-851-1843



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: \$ 1596.00--- 2016-2017

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."