

# RYERSON REALTY LLC

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**Property Location:** 315 NW 3<sup>rd</sup>, 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:** \$1,146.00 2016/17

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 1<sup>st</sup>. 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."