

# RYERSON REALTY LLC

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**Property Location:** 600 NE 3rd Eagle Grove, IA 50533  
**Legal Description:** LOT 4 BLOCK 8 COX - abbreviated legal  
**Price:** \$69,900  
**Approximate Age:** 1917 - newer concrete block foundation  
**Style:** Bungalow

**Bedrooms:** 3  
**Siding:** Metal  
**Roof Age:** Age unk      **Gutters:** 2021  
**Lot Size:** 50X130  
**House Sq Ft:** 1,052  
**Garage:** 24X24 det new roof/sheeting & overhead door 2021  
**Patio:** 20X8 Fenced back yard

**Family room:** Carpet 2021 semi finished

**Living & Dining Room Fl** Carpet 2021 29X13

**Bathrooms:** **Main:** full **Basement:** 3/4 w/shower

**Basement:** Full unfinished  
**Furnace:** Hot water heat Weil McClain  
**Window AC:** Window AC-1 unit  
**24 Mo. Ave. Gas/Elec:** \$113.00  
**Terms of Sale/Possessor:** Cash/Upon Final Settlement

### **Kitchen Details:**

**Cabinets:** oak  
**Counters:** Laminate  
**Stove:** Gas      No      Vent fan 2021  
**Frig:** No

**Dining Space:** yes/eat in kit  
**Flooring:** carpet

### **Laundry Location:** Basement

**Dryer:** Gas-Yes  
**Washer:** yes  
**Water Heater:** Gas  
**Elec. Panel:** Breakers  
**Windows:** most vinyl replacement  
**Net Taxes:** 21-22 \$452.00

**This home a lot of recent updates in 2021, all new flooring & paint throughout.**

18" of insulation in attic, new hard wired fire det & carbon swith West wall,

**Items that don't stay:** lights on wall in kitchen & no curtains, frig & stove.

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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