

# RYERSON REALTY LLC

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**Property Location:** 201 Court Ave Eagle Grove, IA 50533

**Legal Description:** LOT 1 & S 16' OF

**Price:** \$165,000

**Approximate Age:** 1953 **Style:** Story & 1/2

**Bedrooms:** 4- Primary main walk-in closet, 3 up

**Siding:** vinyl

**Roof Age:** unk -adjuster coming on roof

**Lot Size:** 80X133

**House Sq Ft:** 2,092

**Garage:** 2 car-2024 new opener

**Patio:** Concrete

**Kitchen Details:** 2 pantrys

**Cabinets:** Painted

**Counters:** laminate

**Stove: Elec** yes **Micro:** yes 3 yrs old

**Frig:** yes

**Dishwasher:** yes

**Dining Space:** yes

**Flooring:** ceramic tile

**Living Room Flooring:** Carpet

**Bathrooms:** Full on main, 3/4 w/shower up

**Dining Room:** yes/elec

**Laundry Location:** Basement laundry shoots

**Washer/Dryer:** yes/elec

**Basement:** Full unfinished

**Furnace:** Rheem & lenox FA

**Central Air:** yes, window 2 BR's above garage

**12 Mo. Ave. Gas/Elec:** \$151.00

**Water Heater:** 2009 gas

**Elec. Panel:** 200 AMP breaker

**Windows:** Some replaced

Terms of Sale/Possessor Cash/Upon Final Settlement

**Net Taxes: 2023-24 \$2,420.00**

**Excellent location, 2 blocks to Elem/Middle school on spacious shaded corner lot with space in & out for the whole family.** Garage furnace for 2 bedrooms above. Bat mitigation was done for attic.

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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