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Property Location: 821 S Commercial Ave Eagle Grove, IA 50533

Legal Description: S 50' OF N 250' OF LOT 7 NE NW

Price: \$110,000

Approximate Age: 1856 **Style:** 2 story

Bedrooms: 4 Bedrooms + (1 main-3up)

Siding: Metal

Roof Age: Approx 4 yrs old

Lot Size: 50X302'

House Sq Ft: 1,700'

Garage: 12X20' + shed

Porch: 10X22 enclosed frt porch

3 season Sun porch off primary BR

Living Room Flooring: Carpet

Bathrooms: Main: 3/4 w/shower Up: 3/4 claw ft tub

Basement: Full 720' unfinished

Furnace: Forced air/Luxaire

Central Air: yes 2022

24 Mo. Ave. Gas/Elec: \$108.00

Terms of Sale/Possessor Cash/Upon Final Settlement

Spacious family home on a large lot for family activities.

Thermostatic controled attic vent fan, Brick grill w/rotisary, orignal colanades in basement.

There are numerous yellow stakes to show property lines.

4X8 room - lift up attic floor/full of insulation. Sewer goes out back towards RR track.

Kitchen Details:

Cabinets: Painted

Counters: laminate

Stove: 2021 yes

Frig: 21021 yes

Dishwasher: yes

Garbage disposal: yes

Dining Space: Spacious Built in nook

Flooring: vinyl

Laundry Location: Basement/Laundry chute

Dryer: Elec yes

Washer: yes

Water Heater: Gas/Rheem 2021

Elec. Panel: Breakers

Windows: Approx 7 yrs old windows also

Net Taxes: 2022-23 \$1,470

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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