

RYERSON REALTY LLC

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Deborah D Vance, Broker
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Property Location:

100 Angela Dr. Webster City, IA

Legal Description:

See abstract for complete legal - 7 parcels -5 lots that can be sold for more homes

Price:

\$369,000

Approximate Age:

1905 orig concrete 2000: East living room & primary BR bath walk in closet, 2011 family room breakfast nook

Style:

Story & 1/2

Bedrooms: 3 BR + office (Primary has bath walk in closet)

Siding:

Metal

Roof Age:

2000/2011

Lot Size:

12.11 acres M/L

House Sq Ft:

3,060

Garage: 2011 32X30 htd 8' & 9' door, cent vac

Patio: 2011 15X13 remote pergola 2012

School:

Webster City

Family Room: Built 2011 ceramic tile/pool table can stay + **Breakfast nook/wine bar:** Oak custom cab wine & mini frig

Living Room Flooring: Carpet

Bathrooms: Master 3/4 shower 3/4 w/claw ft tub, 1/2 laundry

Laundry Location:

Main

Basement:

Old house Full bath

Furnace:

Lenox 2015

Central Air:

yes

12 Mo. Ave. Elec Prarie Energy: \$210.00

LP tank: owned

Terms of Sale: Cash/mort/Poss Upon Final Settlement

Horse Barn: 1983-60X120X14

Bonanza utility shed: - 1987-30X64X10

Pole barn: 1990- 24X40

ADT system has not been used.

Central vac house & gar.

Kitchen Details:

Cabinets: Oak/custom Solid surface counters

Counters: Solid surface counters

Wall Oven: yes **Stove:** Elec/Glass top/Black

Frig: Black

Micro-vent fan: yes

Dishwasher: yes

Dining Space: yes 2 drawer

Flooring: oak laminate

Dining Room: yes, oak laminate

Washer: yes **Dryer:** yes elec + utility sink

Water system: stays

Elec. Panel:

2 breaker panels

Water Heater:

Elec Marathon

Septic: 2017 installed

Sump Pump: yes w/basement system for seepage

Generac: Stays AS IS not used or serviced

Net Taxes: 20-21 \$3,105.00



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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