

# RYERSON REALTY LLC

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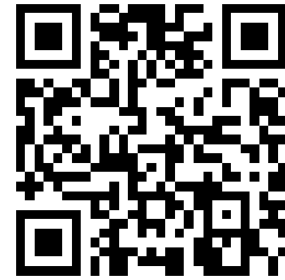
[www.ryersonauctionrealtyltd.com](http://www.ryersonauctionrealtyltd.com)

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**Property Location:** 413 Simpson, Duncombe, IA. 50532

**Legal Description:** WC DUNCOMBE INC BAILEY ADD BLK 2 LOT 5 N' 7& LOT 6S ST

**Price:** \$ 105,000.00

Reduced to **\$ 85,000.00**

**# Bedrooms:** 4

**Siding:** brick & steel

**Roof age:** unknown

**Lot Size:** 61' x 140'

**House Sq. Ft.** 1,610'

**Garage:** det. Frame 24' x 26' work bench & cupboards for storage

**Porch:** concrete patio in back/sm. deck in front

**School:** Webster City

**Approx. age construction:** 1963

**Style:** 1 story frame

### Kitchen Details:

**Cabinets:** Oak /small island

**Frig.:** yes, Blk Kenmore w/water & Ice in door

**Stove:** yes, Blk **elec.:** x

**Dishwasher:** yes,

**Garbage disposal:** yes

**Dining Space:** yes in Kitchen/W large area

**Flooring:** Laminate

**Living room flooring:** carpet

**Dining room:** laminate

### # Bathrooms:

**Main:** - new tub surround

**Basement:** none

**Furnace:** new 2016

**Central Air:** yes

**24 Mon. Ave. Gas/Elec:** \$ vacant for over yr.

**Terms of sale:** Cash

**Possession:** Upon final settlement

### Laundry:

**Location:** main, laundry room off kitchen

**Elec.:** x

**Washer/Dryer:** yes

**Water heater:** newer 40 gal.

**Elec Panel:** fuses

**Water Softener:** owned

**Net Taxes:** \$1,734.00 – 2017/2018

This house is a great family home or retirement easy living on 1 level. The carpet & laminate flooring are in good condition. The Kitchen has many newer Oak cupboards & sm. island nice counter top. The house has cable hook up in every room, updated windows thru out that are flip down for easy access to clean. There are plantation shutters in every room. This place is ready for you to move in. There is a small shed next to garage in back yard.



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."