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The following information, although believed to be accurate, is not guaranteed to be so.

Property Location: 819 W. Broadway, Eagle Grove, Iowa

Legal Description: Lots 9 & 10, Block 4, Hewetts Park Add. To Eagle Grove Junction

Price: \$ 105,000.00

Approx. age construction: 1900

Style: 2 story frame

Reduced to \$84,900.00

Bedrooms: 4

Kitchen Details: 12 x 17

Siding: cedar

Dishwasher: yes

Roof age: New May 2015

Stove: yes, counter top, & newer wall oven **Elec.:** x

Garage: det. 20' x 24'

Frig.: yes

Lot Size: 70' x 140'

Garbage Disposal: yes

House Size Sq. Ft: 1,200 + 1,200 = 2,400

Dining Space: yes

Porch: 1 open, 9' x 16'

Cupboard type: varnished pine, new

School: Eagle Grove

Flooring: new vinyl

Living Room: 13 x 29 hardwood-oak

Dining Room: yes, 13 x 12, vinyl **Foyer:** large open foyer w/room for piano & more

Bathrooms: 2, ceramic tile bath

Laundry:

Main: 1 - 1/2

Location: main

Up: 1 full

Gas: **Elec.:** x

Basement: yes, full bath down

Windows: yes

Fireplace: yes, wood burning

Woodwork: painted

Furnace: yes, forced heat radiators

Elec.: yes **Fuses:** x

Central Air: no

Water heater: yes

Ave. Gas/Elec. Bill: \$ not lived in

Net Taxes: \$ 1,542.00 – 2014/2015

Terms of sale: Cash

Possession: Upon final settlement

Home has had major renovation in last two years. All floors sanded & varnished, bath rooms updated.



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Buyer should do his own inspections to be sure.

BR: 10 x 17 w/closet out of it. 14 x 12 w / closets. 2@ 12 x 12. 12 x 19 -----
2 BR have roof leak & some paint.

Lots of cute little built-ins.