

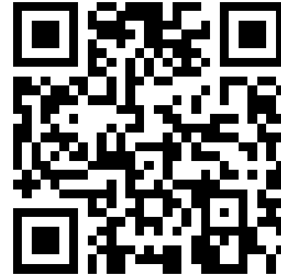
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Property Location: 232 5th Ave NE Clarion, IA
Legal Description: N 115 1/2' of 66' of Lot 16 NW SW 31-92-24

Price: \$ 89,000.00 **Approx. age construction:** 1900 **Style:** Bungalow

Bedrooms: 2 master w/patio door to deck

Siding: Steel

Roof age: 5/1/2014

Lot Size: 66X118

House Sq. Ft.: 860 + area in basement

Garage: 2015 40X30 htd/3 openers/cab & counters/

Ceiling fans/220 elec/4 1/2 Styrofoam walls/5-6" ceilings/

Set at 50 degrees approx. \$60.00 In winter to heat garage

Deck: 10X15 2010

Kitchen Details: 2008 complete remodel

Cabinets: oak w/under counter lights **Counters:** granite & back splash

lots of custom pull outs/lazy Susan/garbage can

Frig.: 2008 Blk yes

Stove: 2008 Blk yes **elec.:** X **Microvent fan:** 2008 Blk

Dishwasher: 2008 Blk yes

Garbage disposal: yes

Flooring: wood laminate w/best under pad for noise.

Dining Space: Breakfast bar

Living room flooring: Open concept kitchen & living room with breakfast bar. TV can stay

Basement: Social room w/built in booth, speakers, TV & fireplace can stay, 1950 frig (as is) refurbished metal cabinets, insulated walls 1" Styrofoam + 3 1/2" fiberglass moisture retardant, treated base board.

Bathrooms: 1

Main: 3/4 wall in shower renovated heated tile floors

Basement: 1/2

Laundry:

Location: Basement w/utility sink

Washer/Dryer: yes **Elec:** x

Furnace: FA Amana

Central Air: yes

24 Mon. Ave. Gas: \$108.00

Terms of sale: Cash

Possession: Upon final settlement

Water heater: elec.

Elec Panel: 250 house 200 garage

Sump pump: No

Water softener: Can stay not been used

Net Taxes: \$ 486.00 2016-17

This home has been completely renovated inside since purchased in 2007: 2008 All plumbing (pex) & wiring have been replaced w/upgraded panels. Hard wired smoke alarms, outside elec. Buried underground, Drop down attic access steps w/16" of insulation in attic, TV antenna approx. 100 miles range.



The following information, although believed to be accurate, is not guaranteed to be so. Buyer should do his own inspections to be sure.

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