

# RYERSON REALTY LLC

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**Property Location:** 1824 O'Brien, Lake Cornelia  
**Legal Description:** Parcel 16-92-24

**Price:** \$290,000  
**Approximate Age:** 1986  
**Style:** Octagon

**Bedrooms:** 2 Main  
**Siding:** Wood Sheets  
**Roof Age:** Pine  
**Lot Size:** 50' X 75'  
**House Sq Ft:** 1212  
**Garage:** 2 Car

**Living Room Flooring:** Carpet  
**Bathrooms:** 3  
**Main:** 2  
**Down:** 1  
**Furnace:** Rudd Forced Air  
**Central Air:** Yes  
**24 Mo. Ave. Gas/Elec:** Vacant  
**Terms of Sale:** Cash  
**Possession:** Upon Final Settlement

### **Kitchen Details:**

**Cabinets:** Painted  
**Frig:** Yes  
**Stove:** Yes  
**Gas:** Elec: X  
**Dishwasher:** No  
**Garbage Disposal:** Yes  
**Dining Space:** Yes  
**Flooring:** Carpet

**Dining Room:** Yes

**Laundry Location:** Down  
**Washer/Dryer:** Yes  
**Water Heater:** Electric  
**Elec. Panel:** Breakers  
**Sump Pump:** No  
**Water Softener:** Yes - Rented \$12

**Net Taxes:** \$3,840 2018/2019

Central Vacuum  
2nd Floor Deck

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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