

# RYERSON REALTY LLC

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**Property Location:** 2416 Elmhurst Ave. Fort Dodge, IA 50501

**Legal Description:** FTD BRADT 1ST ADD LOT 12

**Price:** \$187,500

**Approximate Age:** 1963

**Style:** Ranch

**Bedrooms:** 2 2 up + 2 down without egress

**Siding:** vinyl

**Roof Age:** 2023

**Lot Size:** 67'x125'

**House Sq Ft:** 1,424

**Garage:** 2 car attached

**Patio/porch:** concrete patio

**Living Room 1 Flooring:** Carpet on main

**Living Room 2 Flooring:** tile

**Living Room 3 Flooring:** carpet in basement

**Bathrooms:** 2

**Up:** Main full laundry shoot

**Basement:** 3/4 bath

**Furnace:** Rheem 2020

**Central Air:** yes

**24 Mo. Ave. Gas/Elec:** \$101.00

**Terms of Sale/Possession:** Cash/Upon Final Settlement

## **Kitchen Details:**

**Cabinets:** painted wood

**Counters:** laminate

**Stove:** yes electric

**Frig:** yes

**Dishwasher:** yes

**Dining Space:** yes

**Flooring:** tile

**Addition:** skylights and fireplace

**Eat in Kitchen:** yes

**Laundry Location:** basement

**Dryer:** yes

**Washer:** yes

**Water Heater:** 2011

**Elec. Panel:** breakers

**Windows:** vinyl single hung

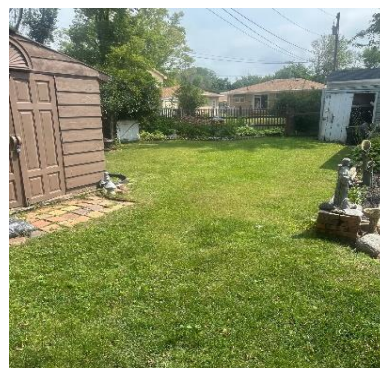
**Net Taxes:** 22-23 \$3,782.00

Garbage Disposal

Office space

Fenced in yard

2 storage sheds



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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