## RYERSON REALTY LLC

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**Property Location:** 703 W Broadway Eagle Grove, IA

LOT 8 BLOCK 4 **Legal Description:** 

Price: \$369,900

**Approximate Age:** 1890 & Primary BR & bath back entry & gar 2014

**Bedrooms:** 6 up/1 no closet (oak floors) & primary main Kitchen Details:

Siding: Cabinets: White washed oak Wood/vinyl **Roof Age:** Approx. 2011-2012 Counters: Granite

Lot Size: 70X140 **House Sq Ft:** 3,049

Garage: 22 X 30 built 2014 Heated floor/lots storage

Porch: 2 open front porches

Concrete Patio: Landscaped Fenced, heated patio/back door & North

**Living Room Flooring:** Carpet

Family Room: Carpet, Fireplace & builit ins

**Updated Bathrooms:** 3-3/4-Primary custom tile heated floors

3/4 with tile shower, solid counter top/main, 3/4 w/tub up tile floor **Basement:** Full unfinish 1,154 -Addition/Crawl space

Furnace: Hot water Generac: Home Generator/off

**Central Air:** Yes Attic 12 Mo. Ave. Gas/Elec: \$240.00

Terms of Sale/Possessior Cash/Upon Final Settlement

Built-in Oven: Elec cook top: yes

Frig: yes/ice maker broke Dishwasher:

yes **Dining Space:** yes Flooring: Oak

**Dining Room:** yes-Carpet

Laundry Location: Main, htd tile floors

Washer/Dryer: ves Wheel chair access lift: stays **Water Heater:** Gas Elec. Panel: **Breakers** Windows: Upstairs 11/2023

Net Taxes: 2023-24 \$4,040.00

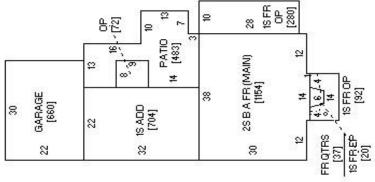
<u>Take a look at this beautiful loved & well cared for stately home, walkable to downtown.</u>

This has been in the same family since 1965 and then a profitable Airbnb for 17 months by another family member. In 2014 it went through a major renovation to tear down old gar. & add new spacious garage, back entry/mud room/ laundry room & primary BR w/walk in closet & custom tile bathroom with heated floors & dbl shower w/bench. Heated floors are where tile is in the new part. All curtains & blinds will stay.

This has all the original charm the rest of the house has and ready for a new family to move in & love it even more. This age in place reno was over \$250,000.00 with all finishing materials at cost.







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. The greatest compliment we can receive is a personal referral, please tell your friends about us