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Property Location: 425 1st Ave SE Clarion, IA
Legal Description: W 47 1/3' of E 99' of lot 10 NE NW 06-91-24
Price: \$89,900
Approximate Age: 1922
Style: Bungalow/Story & 1/2

Bedrooms: 3 (2 main, master up/walk in closet)
Siding: Brick/Vinyl
Roof Age: 2017 soffit & fascia
Lot Size: 47X122'
House Sq Ft: 1,596 sq ft
Garage: Att. 17X25, built 2018
Frontdeck: 5X12' 2018
Front entry: Spacious front entry could be office

Living Room Flooring: engineered oak/oak book case colanades

Bathrooms: 1 Full

Basement: Full unfinished
Furnace: 2017 Goodman
Central Air: 2017 Goodman
24 Mo. Ave. Gas/Elec: Mid American \$90.00
Terms of Sale/Possessor: Cash/Upon Final Settlement

Kitchen Details:
Cabinets: Oak & glazed Legacy
Counters: Butcher block & Formica
Stove: Elec X Nego
Frig: Nego
Dishwasher: yes
Dining Space: No
Flooring: engineered oak
Garbage disposal: No

Dining Room: yes, engineered oak

Laundry Location: Main hall

Dryer: stack elec Nego
Washer: stack Nego
Water Heater: 2018 elec
Elec. Panel: Breakers 2018
Windows: upstairs 2019
Net Taxes: 2019-20 \$1,284.00

Beautifully restored home with lots of character. Must see inside.

This home has had major renovation since purchased: Back porch torn off & new garage, new pex except 8" by meter, kitchen & interior walls sheet rock, stair case moved.



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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