RYERSON REALTY LLC

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Property Location: 703 W Broadway Eagle Grove, IA
Legal Description: LOT 8 BLOCK 4
Price: $369,900 **Revised price $349,900.00**
Approximate Age: 1890 & Primary BR & bath back entry & gar 2014
Bedrooms: 6 up/1 no closet (oak floors) & primary main
Siding: Wood/vinyl
Roof Age: Approx. 2011-2012
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/Possessio Cash/Upon Final Settlement

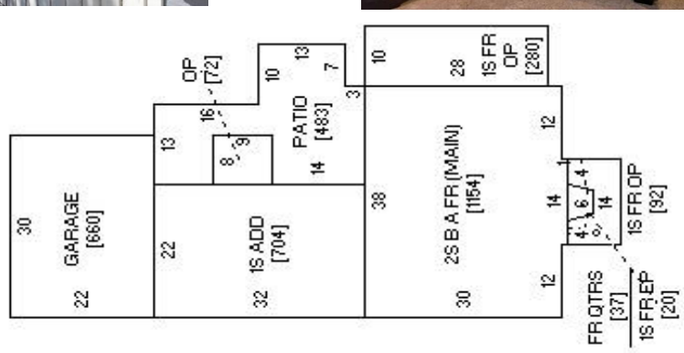
Kitchen Details:
Cabinets: White washed oak
Counters: Granite
Built-in Oven: Elec cook top: yes
Frig: yes/ice maker broke
Dishwasher: yes
Dining Space: yes
Flooring: Oak
Dining Room: yes-Carpet

Laundry Location: Main, htd tile floors
Washer/Dryer: yes
Wheel chair access lift: stays
Water Heater: Gas
Elec. Panel: Breakers
Windows: Upstairs 11/2023
Net Taxes: 2023-24 $4,040.00

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

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