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Property Location: 709 W Broadway St Eagle Grove, IA 50533-1612
Legal Description: [?] LOT 7 & 1/2 OF ALLEY ADJ SAME ON W BLOCK 4 HEWETTS 2ND [?]
Price: \$169,000
Approximate Age: 1912 **Style:** 2 Story Frame

Bedrooms:	3-up Primary BR 2 closets	Kitchen Details:	
Siding:	Steel/wood	Cabinets:	Painted white
Roof Age:	New roof 8/1/2024	Counters:	Laminate
Lot Size:	80X140'	Stove: Elec glass top	Micro: yes
House Sq Ft:	1,996	Frig:	yes
Garage:	28X28'-New roof 2024	Dishwasher:	yes 2013
2 story enclosed summer porch:	10X20' + 400 sq ft	Garbage disposal:	Aug-25
	Dbl French doors on main	Dining Space:	yes
Concrete patio:	10X26'	Flooring:	vinyl
Living Room Flooring:	Carpet/Fire place as is not used in years	Dining Room:	yes orig built-in buffet
	Beamed ceiling/large bookcase room dividers	Attic game room:	Pool table stays
Bathrooms:	1-up 3/4 w/tub- 3/4 basement w/shower	Washer/Dryer:	Elec 2024 Urness
Basement:	Full unfin 857 sq ft, fresh paint walls & floors	Water Heater:	Gas/New 2024
Furnace:	Hot water boiler	Elec. Panel:	Breakers 2024
Window Air:	window units stay	Net Taxes: 2025-26	\$1,852.00

24 Mo. Ave. Gas/Elec: \$174.00
Terms of Sale/Possession: Cash/Upon Final Settlement

Check out this 1912 home featuring a bright white kitchen and a formal dining room complete with an original built-in buffet and a beamed ceiling. The dining room opens up to a large living room, which also has a beamed ceiling and a fireplace. Two French doors lead to a lovely summer porch. Upstairs, you will find three spacious bedrooms, one of which boasts double closets, along with a full bathroom and another summer porch. Off the kitchen, there is a concrete patio and a spacious two-car garage.

Laundry chute in kit cabinet & upstairs.

Fire place not used in years-as is. Ash trees are being treated must continue or will die.

Seller has had the property mitigated for mold & asbestos, & the basement freshly painted.

The following information, although believed to be accurate, is not guaranteed to be so.

Buyer should do his own inspections to be sure. We assume no liability. The measurements are estimates only.

This info is subject to change without notice. The seller does not warrant appliances past day of listing.

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