

RYERSON REALTY LLC

2761 Country Lane Circle

Eagle Grove, IA 50533

Phone 515-448-3079

Fax 515-448-5028

ryerson@goldfieldaccess.net

www.ryersonauctionrealtyltd.com



Deborah D Vance, Broker 515-689-3715

Michael Ryerson, Sales 515-689-3728

Todd Swalin, Broker Assoc. 515-689-8987

Property Location: 615 SW 1st Eagle Grove, IA 50533

Legal Description: 2 E 1/3 OF LOT 12, LOT 13 & W 6' OF LOT 14 BLOCK 2 HEWETTS PARK

Price: \$134,700

Approximate Age: 1912 **Style:** Bungalow

Bedrooms: 2/3rd non-conforming primary suite basement.

Siding: Fiber board

Roof Age: Asphalt 2024

Lot Size: 46X140

House Sq Ft: 864 sq ft

Garage: Det 1 car = addl concrete to make 2 car

2 season Porch: 22X9 w/baseboard heat & new carpet

Living Room Flooring: Oak

Bathrooms: 1 full main, 3/4 w/custom tile shower basement.

Basement: Set up as primary suite w/bath custom tile shower & walk-in closets but can be a great family room.

Furnace: Goodman Forced air

Central Air: yes

24 Mo. Ave. Gas/Elec: \$117.00

Terms of Sale/Possession: Cash/Upon Final Settlement

Kitchen Details: 2017 complete remodel

Cabinets: Oak

Counters: Granite

Stove: Elec Yes **Micro/vent fan:** Yes

Frig: Yes **Freezer:** Yes 2017

Dishwasher: Yes

Dining Space: Breakfast bar/island + pantry cabinets

Flooring: Vinyl replacement

Dining Room: Oak

Laundry Location: Basement

Washer/Dryer: Yes/Dryer elec

Water Heater: Gas

Elec. Panel: Breakers

Windows: Vinyl replacement

Net Taxes: 2024-25 \$1,250.00

Updated bungalow has an open-concept. The oak kitchen has a breakfast bar/island w/granite counters, patio doors that let in sunshine. The living/dining areas have oak floors and original oak woodwork. Enjoy a three-season front porch. The home includes two bedrooms with oak floors and a full-bath bathroom. The finished basement offers a spacious primary bedroom (without egress) complete with an ensuite and walk-in closets, which could also serve as a family room. Backyard includes a concrete patio and a large deck for family time & relaxing with friends. There's a one-car det gar, and the concrete area can be extended to accommodate two cars, plus parking for two additional. You won't be disappointed!

Camara & security, so everything can be heard that is said.

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