

# RYERSON REALTY LLC

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**Property Location:** 28 Spruce Dr Eagle Grove, IA 50533

**Legal Description:** LOT 11 BLOCK 1 EDGEW

**Price:** \$199,900

**Approximate Age:** 1967 **Style:** Ranch Open concept

**Bedrooms:** 3-Egrees window basement for a 4th

**Siding:** Vinyl

**Roof Age:** Asphalt 2025, Siding 2025, Gutters 2025

**Lot Size:** 96X105'

**House Sq Ft:** 1,232

**Garage:** 2 car - 20X22'

**Living Room Flooring:** Luxury Vinyl plank

**Family Room:** Basement/512 sq ft finished- office area

**3 Season room:** 3 sides of windows

**Bathrooms:** Full main solid surface counters & 1/2 bath Primary tile floor & Basement 3/4 shower

**Basement:** 965 sq. ft/512 sq ft finished

**Furnace:** FA-Lenox Elite

**Central Air:** yes

**24 Mo. Ave. Gas/Elec:** \$139.00

**Terms of Sale/Possessio** Cash/Upon Final Settlement

**Storage shed:** White 8X12 stays other will be removed

**Sump pumps:** 2 in basement- Exterior SE corner of house, pump new 2025.

**Bright, open-concept living with abundant natural light throughout. Patio doors off the dining area lead to a charming three-season room, surrounded by windows on three sides and offering peaceful country views.**

**Tucked away at the end of a quiet cul-de-sac, this well-maintained home is what you are looking for.**

All curtains & blinds stay. Bar stools do not stay. Gas grill can be hard wired.

Mannington Adura luxury vinyl plank throughout, is known for being waterproof, kid-friendly, and pet-friendly.

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

