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Property Location: 1221 S Main St Clarion, IA 50525

Legal Description: 2S 66' OF N 473' OF W 130' OF LOT 6 NW SW 2

Price: \$ 155,000.00 **NEW PRICE \$147,000.00**

Approximate Age: 1956 **Style:** Ranch

Bedrooms: 2 - oak floors

Siding: Vinyl

Roof Age: 2017

Lot Size: 66X130

House Sq Ft: 1,040 SF

Garage: 32X18

Concrete patio: yes

Front porch: 6X9 open

Fire pit: Furniture stays

Living Room Flooring: Vinyl plank/ Fireplace-gas never used as-is

Bathrooms: 1 Full

Kitchen Details:

Cabinets: Painted

Counters: Laminate

Stove: Gas yes **Micro:** yes

Frig: yes

Dishwasher: Yes

Dining Space: Yes

Flooring: Vinyl plank

Washer/Dryer: Basement/Elec yes

Basement: Finished family room w/carpet

Furnace: Forced air

Central Air: yes

24 Mo. Ave. Gas/Elec: \$195.00

Water Heater: Gas/2018

Elec. Panel: Breakers

Windows: Some vinyl

Net Taxes: 2025-26 \$1,770.00

Terms of Sale/Possessor: Cash/Upon Final Settlement

Check out this charming ranch home with a light and bright interior that flows effortlessly from the front door into the living and dining area, and then into the galley kitchen. Step outside to the fenced backyard, complete with a concrete patio perfect for relaxing and a firepit area for those upcoming cool nights. Patio furniture is included for your convenience. The home features two bedrooms and a spacious full bath. You'll also find a large family/game room with a bar area in the basement, along with the potential to create a third bedroom and a bath with a little work.

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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