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Property Location: [105 Broadway Dr Eagle Grove, IA 50533

Legal Description: TRI TR IN NW COR OF BLK 2, W25' SE51'N44 1/2' TO BEG & BLK 2 EX 2 TR IN SW BDWDR

Price: \$169,900

Approximate Age: 1956 **Style:** 1 story frame

Bedrooms: 3-refinished oak floors

Siding: Vinyl 2022, house wrap & 1/2'foam board

Roof Age: 2025

Lot Size: 127X115

House Sq Ft: 1,350

Garage: 20X22 -insulated/added elec
Oak cabinets stay

4 Season room: Renovated 2023-New windows, flooring
trim, heated & CA added

Living Room Flooring: Oak floors/built in cabinets/ladder

Bathrooms: Full main/reovated 2020 Basement utility 3/4

Basement: 1,200 sq ft/2018 Midwest foundation/Triple
safe sump pump, beams. Perimeter chaneling \$12,000.

Furnace: Carrier FA

Central Air: yes

24 Mo. Ave. Gas/Elec: \$99.00

Terms of Sale/Possessor Cash/Upon Final Settlement

This home the last 5 years has been renovated to todays living. Open concept kitchen, dining, living.

Updated vinyl siding & windows added,front portico w/composite deck, concrete side walks.

Sun porch redone to 4 season all new. New exterior doors, lanscaping & lighting.

When the home was landscaped 2023, an egress well was added so a Bedroom could be added in the future to the basement. YOU ARE GOING TO LIKE THIS!!!!

Midwest foundation had a \$9.99 a month/1 visit year sump check program.

Blue print photo/and advertig pic in living room will stay.

Metal black bunk bed & chicken coop, blue cabinet on living room wall. DO NOT STAY.

Kitchen Details: Full gut 2021

Cabinets: White to the ceiling

Counters: High def laminate/intergrated sink

Stove: Elec yes **Micro vent hood:** yes

Frig: yes

Dishwasher: yes

Dining Space: Breakfast bar (stools don't stay)

Flooring: Karndean vinyl

Dining Room: yes/oak refinished

Laundry Location: Basement

Washer/Dryer: yes/dryer elec

Water Heater: Gas

Elec. Panel: Breakers

Windows: Vinyl replacement

Net Taxes: 2024-25 \$1,998.00

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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