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Property Location: 408 1st Avenue S Humboldt, IA 50548
Legal Description: L 3B 19 E 65' OFN 1/2 HUMB & L 2B 19 W 15' OFN 1/2 HUMB
Price: \$263,000
Approximate Age: 1947 **Style:** Story & 1/2

Bedrooms: 3 - 2 main, Primary up/walk in closet

Siding: metal

Roof Age: Unk

Lot Size: 80X82.25

House Sq Ft: 1,767

Garage: 24X24

Patio: 16X22

Kitchen Details:

Cabinets: Alder

Counters: Granit

Stove: Elec yes **Microvent:** yes

Frig: yes

Dishwasher: yes

Dining Space: yes = breakfast bar

Flooring: Tile

Family Room: Basement/Gas Fireplace carpet & Hickory floors, spacious bar area

Living Room Flooring: Carpet main

Bonus room: Upstairs office/game area/TV

Laundry Location: Basement

Washer/Dryer: yes

Water treatment equip: RO in kit

Bathrooms: 3 (full main, 4PC up, 1/2 basement)

Basement: 1,140 sq ft Craft room & tons of staorage

Furnace: Forced air/Goodman Approc 2012

Water Heater: Gas 2008

Central Air: yes

Elec. Panel: Breaker

12 Mo. Ave. Gas/Elec: \$145.00

Windows: Vinyl

Terms of Sale/Posses: Cash/Upon Final Settlement

Net Taxes: 2023-24 \$3,232.00

Beautiful move in ready open concept main level & amazing lower level.

Large concrete patio & new privacy fence 2024

All cutrians & blinds stay except valance in kitchen. Gun safe & antique safe w/cobo stay



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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