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Property Location: 709 W Broadway St Eagle Grove, IA 50533-1612

Legal Description: ?LOT 7 & 1/2 OF ALLEY ADJ SAME ON W BLOCK 4 HEWETTS 2ND ?

Price: \$169,000

Approximate Age: 1912 **Style:** 2 Story Frame

Bedrooms: 3-up Primary BR 2 closets

Siding: Steel/wood

Roof Age: New roof 8/1/2024

Lot Size: 80X140'

House Sq Ft: 1,996

Garage: 28X28'-New roof 2024

2 story enclosed summer porch: 10X20' + 400 sq ft

Dbl French doors on main

Concrete patio: 10X26'

Living Room Flooring: Carpet/Fire place as is not used in years

Beamed ceiling/large bookcase room dividers

Bathrooms: 1-up 3/4 w/tub- 3/4 basement w/shower

Basement: Full unfin 857 sq ft, fresh paint walls & floors

Furnace: Hot water boiler

Window Air: window units stay

24 Mo. Ave. Gas/Elec: \$174.00

Terms of Sale/Possession: Cash/Upon Final Settlement

Check out this 1912 home featuring a bright white kitchen and a formal dining room

complete with an original built-in buffet and a beamed ceiling. The dining room opens up to a

large living room, which also has a beamed ceiling and a fireplace. Two French doors lead to a

lovely summer porch. Upstairs, you will find three spacious bedrooms, one of which boasts

double closets, along with a full bathroom and another summer porch. Off the kitchen, there is

a concrete patio and a spacious two-car garage.

Laundry chute in kit cabinet & upstairs.

Fire place not used in years-as is. Ash trees are being treated must continue or will die.

Seller has had the property mitigated for mold & asbestos, & the basement freshly painted.

The following information, although believed to be accurate, is not guaranteed to be so.

Buyer should do his own inspections to be sure. We assume no liability. The measurements are estimates only.

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

