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Property Location: 715 W Broadway Eagle Grove, IA 50533

Legal Description: LOT 6 & 1/2 OF ALLEY ADJ SAME ON E BLOCK 4 HEWETTS 2ND

Price: \$185,000

Approximate Age: 1920 **Style:** 2 story

Bedrooms: 4 BR's -1main & 3 up
Siding: Vinyl
Roof Age: 2024-Advanced roofing Ames
Lot Size: 80X140
House Sq Ft: 1,956
Garage: Att 16X12
Deck: 20X12 wood

Kitchen Details:
Cabinets: Oak
Counters: Laminate
Stove: Elec yes
Frig: yes
Dishwasher: yes
Dining Space: No
Flooring: Vinyl

Living Room Flooring: Oak floors
Family Room: Carpet w/fire place & valuted ceilings 20X28'
Bathrooms: 2 - 3/4 w/shower main, 3/4 w/tub up
Basement: 636 sq ft unfinished
Furnace: Lenox Forced air
Central Air: Yes
24 Mo. Ave. Gas/Elec: \$97.00 been vacant a while

Dining Room: Oak floors
Laundry Location: Main in bathroom
Washer/Dryer: Elec - yea
Elec. Panel: Breakers
Water Heater: Gas 2023

Terms of Sale/Possessor Cash/Upon Final Settlement

Net Taxes: 2023-24 \$2,366.00

Just blocks from downtown and only a few blocks from the high school and elementary/middle school, this home features a maintenance-free exterior, allowing you to spend more time enjoying the summer deck rather than painting. The main level includes an oak kitchen with a large window above the sink, offering a lovely outdoor view while doing dishes. You'll also find a living and dining room, along with a spacious family room that has beams, vaulted ceilings, and a fireplace perfect for hanging Christmas stockings. The family room has patio doors that lead to the deck. Additionally, there is one bedroom on the main level, along with a 3/4 bath (featuring a shower) and laundry facilities. Upstairs, you will find three more bedrooms and a second 3/4 bath (with a tub).

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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