

RYERSON REALTY LLC

2761 Country Lane Circle

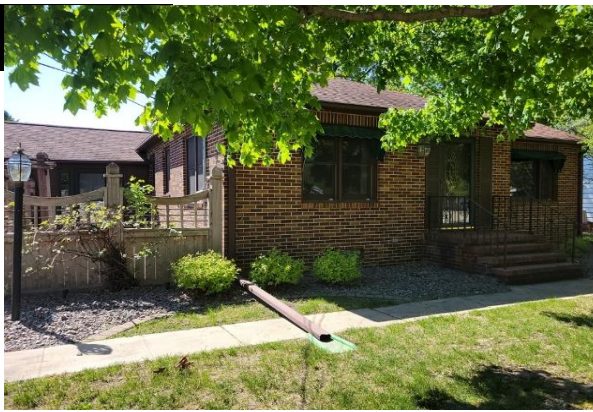
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Property Location: 519 6th St NE Clarion, IA 50525

Legal Description: N 70' OF S 210' OF E 132' OF W 165' OF NW SE

Price: \$217,500.00

Approximate Age: 1955 **Style:** Classsic brick Bungalow

Bedrooms: 3 main, 2 down

Siding: Brick/Vinyl

Roof Age: unk

Lot Size: 70X132'

House Sq Ft: 1,712 sq ft main

Garage: 14X46 stack w/front & rear access

Patio: Front paver court yard
Rear circle paver patio

Living Room Flooring: Carpet, fireplace

Family Room: Fireplace, carpet, vaulted ceiling, radiant heat

Bathrooms: Renovated full & 1/2 main, 3/4 basement

Basement: 1,492/975 sq ft finished

Furnace: Hot water heat

Central Air: Yes

24 Mo. Ave. Gas/Elec: \$159.00

Terms of Sale: Cash/Upon Final Settlement

Kitchen Details:

Cabinets: Oak

Counters: Granite

Stove: Elec SS yes **Micro vent fan:** SS yes

Frig: SS Yes

Dishwasher: SS Yes

Garbage disposal: yes

Flooring: Ceramic tile

Dining Space: yes

Dining Room: yes

Laundry Location: Basement

Washer/Dryer: No

Water treatment equip: yes/softner

Water Heater: Gas

Elec. Panel: Breakers

Net Taxes: 2024-25 \$3,114.00

This is a lovely, well-maintained home featuring numerous special characteristics throughout. Classic brick exterior with hunter green fabric awnings. It is situated on a treed lot across from City Park/Pool and is within walking distance of both the schools. You'll be pleasantly surprised by how spaciousness this home is.

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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