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Property Location: 614 SE 1st St Eagle Grove, IA 50533-2319

Legal Description: LOTS 1 & 2 BLOCK 7 FITZ

Price: \$145,000

Approximate Age: 1948 **Style:** Bungalow

Bedrooms: 2 - oak floors Primary: 14'X11.5' 2nd:10'X11.5'

Siding: Vinyl siding

Roof Age: 2024 **Gutters:** 2011

Lot Size: 100X140 Corner lot

House Sq Ft: 1,206 sq ft

Garage: 1948-20X20, 24X26-2006 htd/insul-wood siding

The garages will be empty nothing staying

Back deck : Composite size Concrete Patio: size

Living Room Flooring: 12.5'X25' Original oak floors/Gas Fireplace-not used in years AS IS

Bathrooms: Full bath, main floor & toilet, shower in basement

Basement: Unfinished but, tons of potential

Furnace: 2019 Lenox

Central Air: 2019 Lenox

24 Mo. Ave. Gas/Elec: \$141.00

Terms of Sale/Possessor Cash/Upon Final Settlement

Kitchen Details: 13.5'X7.10'

Cabinets: Painted white

Counters: Laminate

Stove: Gas Yes **Micro & cart:**Yes

Frig: Yes-2024

Freezer: yes basement

Dining Space: yes

Flooring: Vinyl

Dining Room: Yes 12.6'X11' +

Washer/Dryer: Do not stay/Basement

Dryer gas or electric hookups

Water Heater: Gas

Elec. Panel: Breaker

Windows: Update vinyl replacement

Net Taxes: 2025-26 \$2,002.00

Charming move-in-ready bungalow with a bright white eat-in kitchen, appliances included.

Formal dining area with oak floors that flow into a spacious living room then, around the corner, we have 2 bedrooms with oak floors & a full bath. Semi finished attic provides potential space for

3rd BR or office or utilize as storage. Full basement with lots of potential, only minimal

seepage with heavy rains (needs gutter extensions). All situated on a spacious corner lot, large composite

deck with retractable awning and a concrete patio w/NG hook up. Home has a maintenance-free exterior

& Two -2 car garages with wood siding & 2024 roofs. Blinds & curtains & area rugs 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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