

# RYERSON REALTY LLC

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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

**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' +

**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

**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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