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Property Location: 1842 O'Brien Ave Clarion, IA 50525 (Lake Cornelia)
Legal Description: YOUNG SUB-DIV LOT 26 & YOUNG SUB-DIV S 1/2 OF LOT 27

Price: \$435,000

Approximate Age: 1935 **Style:** 1 story w/walkout basement

Bedrooms: 3 (2 main 1 down)

Siding: Vinyl & stone

Roof Age: 2007

Lot Size: House 50X46 Lot 25X45

House Sq Ft: 1,808 Both levels

Storage: 12X12 open storage for water toys

Deck: 520 sq ft composite

Dock: Pier d Nort -2014 \$9,300.00

Kitchen Details: 14X10

Cabinets: Hickory

Counters: Laminate

Stove: Elec yes **Microvent fan:** yes

Frig: yes

Dishwasher: yes

Dining Space: yes

Flooring: Hardwood

Living Room Flooring: 16X13 Hardwood

Sunroom: 11X11 ceramic tile Furniture stays

Bathrooms: Full main 3/4 basement

Basement: 832 sq ft

Furnace: Lennox FA **CA:** Yes

Water \$100. **Sewer** \$150.00

24 Mo. Ave. Elec: \$55.00 LP tank rented FS

Terms of Sale/Possessor: Cash/Upon Final Settlement

Family Room Basement: 16X20 Carpet

Laundry/Utility Location: Basement 10X7

Washer/Dryer: 2024 Stack yes

Water treatment equip: yes/Morts

Water Heater: Power vent/gas

Elec. Panel: 150 AMP Breakers

Windows Approx 2007

Net Taxes: 2023-24 \$3,724.00

Items that stay: sunroom furniture, Living room leather sofa TV/stand, lamps & rugs, Kitchen: table/chairs, bar stools, appliances
Basement: 2 sofas & 2 end tables, log furniture in all bedrooms, & 2014 new aluminum & composite top dock/Pier d Nort . \$9,300.00

Great lake home with lots of light coming in all the windows & beautiful views of the lake. Move in ready!!!!

Open concept home from one end to the other on main. The lower level family room also with great lake views.

Deck runs along the front of house with the 2 lots you have 75' lakefront. Lot N has a large paver patio or play area.

Storage area in basement, also an area outside could be used in summer for covered area from rain & sun, or storage.

After 9 AM showings Shared well/sewer with 10 cabins. Buyer will pay LP at close



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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