



SOUTHWEST IOWA REAL ESTATE CO.

417 SOUTH PARK PLACE AUDUBON, IA 50025-1215

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-----LISTING INFORMATION-----

ADDRESS: 111 3rd Ave
OWNER: Amie Bauer
LEGAL: N92' of E75' of S165' Blk 43, Original Town

PRICE: \$94,500
BEDROOMS: 3
BATHS: 1¾ (main bath has jetted tub & double sinks; shower in laundry room)

LOT SIZE: (approx.) 92 x 75
SF MAIN FLOOR: (approx.) 1,440
SF UPPER FLOOR: (approx.) NA
SF BASEMENT: (approx.) 1,440 (includes garage)
YEAR BUILT: 1964 **YEAR BOUGHT:** 2010
TYPE CONSTRUCTION: Frame
SIDING: Cedar Wood
ROOF AGE: 10-15 years (Approx)
PATIO/DECK: 132 SF-Front (new); 300 SF- Back (new)
OPEN PORCH: NA
GARAGE: Tuck-Under, 2-Car deep
DRIVE PAVED: Yes
STREET PAVED: Yes
FOUNDATION: Block
TYPE BASEMENT: Full
HEAT: Frigidaire, Forced Air (Jan. 2018)
FUEL: Natural Gas
AIR CONDITION: Central
WATER HEATER: Gas (2017)
WATER SOFTENER: Included (not working)
ELECTRICAL PANEL: Circuit Breakers

2016/2017
GROSS TAX: \$1,990.73 **NET TAX:** \$1,770
TAX VALUATION: \$ 89,310
ZONING: Residential
SCHOOL DISTRICT: Audubon

WATER: City
SEWER: City
AVERAGE UTILITIES: \$127
(Electric) (Last 24 months per MidAmerican)
WASHER & DRYER LOCATION: Main Floor
KITCHEN DINING AREA: Yes
DISHWASHER: Yes
DISPOSAL: Yes
CABINETS: Wood
CURTAINS/BLINDS/DRAPES: Included
POSSESSION DATE: 30 Days

INCLUDED: Fridge, Stove, Microwave, Dishwasher
EXCLUDED: Washer/Dryer, Fridge (basement), Freezer (basement)

-----REMARKS-----

Don't miss a chance to own a beautiful, well-maintained home in a great, family neighborhood. This 3-bedroom home has several updates, including a brand new furnace in 2018; new water heater, garage door, walkout door, and carpet in basement and stairs in 2017; and new wood decks in front and back. Extra large master bedroom and dining area open to deck in the back. Main floor bath has deep, jetted tub; second bath with shower is located in main floor laundry. Lower level family room has barn board accent walls, built-in entertainment center and wood stove. Great storage throughout!

The above information, although believed to be accurate, is not guaranteed to be so by Listing REALTOR. The house size, lot size, year built and other information are taken from public records and other available sources, these matters may be verified with the help of a home inspector or other expert. The taxes shown above may not reflect the actual taxes that will become payable after purchase. Homestead Credit may not apply to future taxes.