



SOUTHWEST IOWA REAL ESTATE CO.

417 SOUTH PARK PLACE AUDUBON, IA 50025-1215

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

ADDRESS: 1008 Grandview Dr.
OWNER: Kenneth Olsen Estate
LEGAL: Lot 17 Grandview Addition

PRICE: \$134,000
BEDROOMS: 3
BATHS: 1 $\frac{3}{4}$ (Full on main floor; $\frac{3}{4}$ in master bath;
plus additional $\frac{1}{2}$ bath in basement)

LOT SIZE: (approx.) 60 x 125; 20 x 108
SF MAIN FLOOR: (approx.) 1,376
SF UPPER FLOOR: (approx.) N/A
SF BASEMENT: (approx.) 1,376
YEAR BUILT: 1976 **YEAR BOUGHT:** 1994
TYPE CONSTRUCTION: Frame
STYLE OF HOUSE: Ranch
SIDING: Steel
COLOR: Gray
ROOF AGE: Unknown
PATIO/DECK: Wood deck in back
ENCLOSED PORCH: N/A
OPEN PORCH: Front (4 x 18)
GARAGE: 2-car attached
DRIVE PAVED: Yes
STREET PAVED: Yes
FOUNDATION: Poured concrete
TYPE BASEMENT: Full, unfinished
HEAT: Forced Air (Lennox)
FUEL: Natural Gas
AIR CONDITION: Central Air
WATER HEATER: Gas (2011)
WATER SOFTENER: Included, not hooked up
ELECTRIC PANEL: Circuit breakers (basement)

2017/2018
GROSS TAX: \$2,210.83 **NET TAX:** \$1,990
ASSESSED VALUATION: \$101,340
ZONING: Residential
SCHOOL DISTRICT: Audubon
AVERAGE UTILITIES: \$122/mo
(Gas & Electric) (Last 24 months per Mid American)
SEWER: City
WATER: City

KITCHEN/DINING AREA: Yes
DISHWASHER: Yes
DISPOSAL: No
CABINETS: Yes
CURTAINS/BLINDS/DRAPES: Included
WASHER & DRYER LOCATION: Basement

POSSESSION DATE: 30 days

INCLUDED: Refrigerator, microwave,
dishwasher, stove, washer, dryer, tool bench and
shelves in basement, pool table

-----REMARKS-----

It's hard to find a better location in town! This ranch with 2-car attached garage sits near the end of Grandview Drive, a dead-end street on the NE side of town. With a field connected to the backyard, you get to enjoy the feeling of country living, with the convenience of town! Main level includes two living room/entertaining areas, as well as 3 bedrooms and full bath. Master bedroom includes walk-in closet and $\frac{3}{4}$ bath, with walk-in shower.

Unfinished lower level offers great possibilities!

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.