



SOUTHWEST IOWA REAL ESTATE CO.

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

ADDRESS: 311 Chicago St Apt #1

OWNER: Rodean Frakes

LEGAL: E85' of Lots 11 & 12 Royal Arms Condo #1
Block 8

PRICE: \$56,900

BEDROOMS: 2

BATHS: 1

LOT SIZE: (approx.) 8,500 Sq. Ft.

SF MAIN FLOOR: (approx.) 1,020

SF UPPER FLOOR: (approx.) NA

SF BASEMENT: (approx.) NA

YEAR BUILT: 1970 **YEAR BOUGHT:** 2017

TYPE CONSTRUCTION: Frame

STYLE OF HOUSE:

SIDING: Brick

ROOF AGE: 2013

PATIO/DECK: Yes (new door in 2016)

ENCLOSED PORCH: NA

OPEN PORCH: NA

GARAGE: Detached (2nd one from North)

DRIVE PAVED: Yes

STREET PAVED: Yes

FOUNDATION: Block

TYPE BASEMENT: NA

HEAT: Bryant forced air (2016)

FUEL: Natural Gas

AIR CONDITION: Central (2013)

WATER HEATER: Gas (2016)

WATER SOFTENER: No

ELECTRIC PANEL: Breakers

2017/2018

GROSS TAX: \$ 824.94 **NET TAX:** \$622

ASSESSED VALUATION: \$46,150

ZONING: Residential

SCHOOL DISTRICT: Audubon

AVERAGE UTILITIES: \$60

(Gas & Electric) (Last 24 months per Mid American)

SEWER: City

WATER: City

KITCHEN/DINING AREA: Yes

DISHWASHER: No

DISPOSAL: Yes

CABINETS: Wood

CURTAINS/BLINDS/DRAPES: Included

WASHER & DRYER LOCATION: Off kitchen

POSSESSION DATE: 30 Days

INCLUDED: Microwave, Stove, Refrigerator
(all new in 2016)

-----REMARKS-----

Low maintenance, bright and cheery, and ready to move in! This Royal Arms condo has had extensive updates and remodeling in the last two years, including all new flooring, a bathroom remodel, new lights/ceiling fans, and a new patio door. In addition, a new furnace, water heater, insulation and security system were installed in 2016. Roof and central air were completed in 2013. Garage stall includes great storage closets!

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.