



SOUTHWEST IOWA REAL ESTATE CO.

417 SOUTH PARK PLACE AUDUBON, IA 50025-1215

PHONE 712-563-4288 FAX 712-563-2111

SINCE 1878

www.westerniowamls.com • www.southwestiowarealestateco.com

REALTOR@iowatelecom.net



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

ADDRESS: 206 Tracy St
OWNER: Christopher F & Kristen Stubbs
LEGAL: Parcel C Block 13 Original Town

PRICE: \$235,000
BEDROOMS: 3 (2 on main floor; 1 on lower level)
BATHS: 3 (2 on main floor; 1 on lower level)

LOT SIZE: (approx.) 88 x 140
SF MAIN FLOOR: (approx.) 1210
SF UPPER FLOOR: (approx.) N/A
SF BASEMENT: (approx.) 1210
YEAR BUILT: 2016 **YEAR BOUGHT:** 2016
TYPE CONSTRUCTION: Frame
STYLE OF HOUSE: 1-story townhome (triplex)
SIDING: Steel
COLOR: Sandstone
ROOF AGE: 2016
PATIO/DECK: Concrete patio in back
ENCLOSED PORCH: N/A
OPEN PORCH: Front
GARAGE: 2-car attached with opener
DRIVE PAVED: Yes
STREET PAVED: Yes
FOUNDATION: Poured concrete
TYPE BASEMENT: Full, walk-out
HEAT: Forced air (NuTone Hi-Eff. 95%)
FUEL: Natural gas
AIR CONDITION: Central (NuTone 14 Seer)
WATER HEATER: Gas with blower vet
WATER SOFTENER: Included
ELECTRIC PANEL: Circuit breaker, lower level
WASHER & DRYER LOCATION: Main floor

2017/2018
GROSS TAX: \$1,425* **NET TAX:** \$1,205*
ASSESSED VALUATION: \$200,290
ZONING: Residential
SCHOOL DISTRICT: Audubon

AVERAGE UTILITIES: \$546/mo**
(Gas & Electric) (Last 24 months per Mid American)
SEWER: City
WATER: City
KITCHEN/DINING AREA: Yes
DISHWASHER: Yes
DISPOSAL: Yes
CABINETS: Oak
POSSESSION DATE: 30 days

INCLUDED: Stainless steel kitchen appliances (stove, microwave, refrigerator & dishwasher); washer & dryer; shoe cabinet in living room; window treatments; water filtration system, shelving in garage, Nest thermostat

**Entering year two of 5-year tax abatement, with 75% of dwelling value exempt. (Year 3 = 60%; Year 4 = 45%; Year 5 = 30%; Year 6 = no exemption)*

***Owners operated computer-generated business, resulting in high electric bill; average for two adjoining townhomes \$111/mo*

-----REMARKS-----

The benefits of new construction – with the finishing touches already completed! This townhome, built in 2016, features vaulted ceilings in the open living room, dining area and kitchen. Owners added dark, wood laminate flooring, beautiful light fixtures, quartz countertops and stainless steel appliances, as well as custom tiled bathrooms and plush carpet in bedrooms and lower level. Master bedroom has walk-in closet and master bath with shower. Second bedroom, laundry and full bath located on main floor. Lower level features large family room opening to backyard patio, third bedroom, full bath, and two sound-proofed bonus rooms. Perfect for one-level living, with no steps from garage or front door!

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.