



# SOUTHWEST IOWA REAL ESTATE CO.

417 SOUTH PARK PLACE AUDUBON, IA 50025-1215

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SINCE 1878

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## -----LISTING INFORMATION-----

**ADDRESS:** 1110 Broadway St.  
**OWNER:** Charlene McLaughlin  
**LEGAL:** Lot 6 & Pt Lot 7 Blk 1 Glenhaven Addn

**PRICE:** \$97,500  
**BEDROOMS:** 3  
**BATHS:** 1¾ (Full with tub/shower, Master w/shower)

**LOT SIZE:** (approx.) 14,080 sq ft.  
**SF MAIN FLOOR:** (approx.) 2,166  
**SF UPPER FLOOR:** (approx.) N/A  
**SF BASEMENT:** (approx.) Crawl space  
**YEAR BUILT:** 1955 **YEAR BOUGHT:** 1990  
**TYPE CONSTRUCTION:** Frame  
**STYLE OF HOUSE:** Ranch  
**SIDING:** Wood & Stone  
**COLOR:** Red  
**ROOF AGE:** 2013-2014  
**PATIO/DECK:** Deck in back yard  
**ENCLOSED PORCH:** N/A  
**OPEN PORCH:** Front stoop  
**GARAGE:** 2-car attached  
**DRIVE PAVED:** Yes  
**STREET PAVED:** Yes  
**FOUNDATION:** Block  
**TYPE BASEMENT:** Crawl space  
**HEAT:** Hot water (3 zones)  
**FUEL:** Natural gas  
**AIR CONDITION:** Central in attic  
**WATER HEATER:** Gas  
**WATER SOFTENER:** Yes  
**ELECTRIC PANEL:** Fuses & breakers, Laundry Room

**2017/2018**  
**GROSS TAX:** \$2,370.03 **NET TAX:** \$2,156  
**ASSESSED VALUATION:** \$96,720  
**ZONING:** Residential

**SCHOOL DISTRICT:** Audubon Community Schools

**AVERAGE UTILITIES:** \$159  
**(Gas & Electric) (Last 24 months per Mid American)**  
**SEWER:** City  
**WATER:** City

**KITCHEN/DINING AREA:** Yes  
**DISHWASHER:** Yes  
**DISPOSAL:** Yes  
**CABINETS:** Factory Wood  
**CURTAINS/BLINDS/DRAPES:** Yes  
**WASHER & DRYER LOCATION:** Main Floor  
**POSSESSION DATE:** 30 Days

**INCLUDED:** Refrigerator, stove, microwave, freezer, water softener

## -----REMARKS-----

Set back from the street on a corner lot, curb appeal and character are evident immediately in this well-maintained ranch! Space is plenty, with a large living room and dining area, eat-in kitchen and adjoining family room, with sliding doors to backyard patio. Hardwood flooring under carpet in hallway and three bedrooms. Master bedroom includes master bath with walk-in shower. Gas fireplace in living room is capped off and offered "as is." With one-floor living and attached 2-car garage, this is a wonderful option for retirees, as well as young families starting out!

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.