



SOUTHWEST IOWA REAL ESTATE CO.

417 SOUTH PARK PLACE AUDUBON, IA 50025-1215

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

ADDRESS: 415 2nd Avenue

OWNER: Larry & Darlene Johnston

LEGAL: Lot 13 Blk 34

PRICE: \$69,500

BEDROOMS: 2 (possible 3rd upstairs)

BATHS: 1 full on main with shower/tub

LOT SIZE: (approx.) 50 x 150

SF MAIN FLOOR: (approx.) 1,394

SF UPPER FLOOR: (approx.) Finished Attic

SF BASEMENT: (approx.) 1,394

YEAR BUILT: 1918 **YEAR BOUGHT:** 1970

TYPE CONSTRUCTION: Frame

STYLE OF HOUSE: 1½ story

SIDING: Vinyl (2014)

COLOR: White

ROOF AGE: 2013

PATIO/DECK: Wood deck in back (144 sq.ft.)

ENCLOSED PORCH: Front (136 sq.ft.)

OPEN PORCH: N/A

GARAGE: 2-car detached (720 sq.ft.)

DRIVE PAVED: Yes

STREET PAVED: Yes

FOUNDATION: Block

TYPE BASEMENT: Full

HEAT: Hot Water

FUEL: Natural Gas

AIR CONDITION: Window A/C

WATER HEATER: Gas

WATER SOFTENER: Yes

ELECTRIC PANEL: Fuses

2017/2018

GROSS TAX: \$1,017.27 **NET TAX:** \$796

ASSESSED VALUATION: \$45,230

ZONING: Residential

SCHOOL DISTRICT: Audubon Community

AVERAGE UTILITIES: \$131

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

SEWER: City

WATER: City

KITCHEN/DINING AREA: Yes

DISHWASHER: Yes

DISPOSAL: No

CABINETS: Wood

CURTAINS/BLINDS/DRAPES: Included

WASHER & DRYER LOCATION: Back porch

POSSESSION DATE: 30 Days

INCLUDED: Refrigerator, stove, dishwasher, washer & dryer, deep freeze, dehumidifier, miscellaneous items in basement

-----REMARKS-----

You'll fall in love with the beautiful colonnades and woodwork the minute you walk into this well-maintained older home. Large open living area and dining room, eat-in kitchen, two bedrooms and full bath are located on main floor, as well as laundry off the kitchen. Finished attic space could be used as a third bedroom. New windows in 2010, new roof in 2013 and new siding in 2014! Large 2-car detached garage.

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.