



SOUTHWEST IOWA REAL ESTATE CO.

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

ADDRESS: 407 East Division

OWNER: Lorna Stiles

LEGAL: N 59.9' Lot 5 Less W 63' Blk 18, OT

PRICE: \$55,000

BEDROOMS: 2

BATHS: 1 $\frac{3}{4}$ (Handicap-accessible walk-in tub on main floor)

LOT SIZE: (approx.) 59.9 x 50

SF MAIN FLOOR: (approx.) 1202

SF UPPER FLOOR: (approx.) N/A

SF BASEMENT: (approx.) 1202

YEAR BUILT: 1962 **YEAR BOUGHT:** 1998

TYPE CONSTRUCTION: Frame

STYLE OF HOUSE: Duplex

SIDING: Wood

COLOR: Green

ROOF AGE: 5-6 years old

PATIO/DECK: Cement patio in back

ENCLOSED PORCH: N/A

OPEN PORCH: Front

GARAGE: 2-car tuck-under (1 opener, 1 manual)

DRIVE PAVED: Yes

STREET PAVED: Yes

FOUNDATION: Block

TYPE BASEMENT: Full

HEAT: Forced Air (Lennox)

FUEL: Natural Gas

AIR CONDITION: Central Air

WATER HEATER: Gas (2013)

WATER SOFTENER: 2011

ELECTRIC PANEL: Fuses

2017/2018

GROSS TAX: \$1,548 **NET TAX:** \$1,370

ASSESSED VALUATION: \$67,980

ZONING: Residential

SCHOOL DISTRICT: Audubon Community

AVERAGE UTILITIES: \$78/month

(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: Downstairs

POSSESSION DATE: 30 Days

INCLUDED: Stove, refrigerator, washer/dryer, dishwasher, electric chair lift

-----REMARKS-----

This bright and spacious duplex is located close to the elementary school and downtown. Large living room and eat-in kitchen, as well as two bedrooms and full bath are located on the main floor. Lower level has laundry and utility room (with shower and toilet), as well as additional room with walk-out door to backyard patio. Duplex is handicap-accessible, with chair lift and newer walk-in whirlpool tub. Very large two-car garage has extra storage room and two newer doors (one with an opener and one manual).

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.