



SOUTHWEST IOWA REAL ESTATE CO.

417 SOUTH PARK PLACE AUDUBON, IA 50025-1215

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

ADDRESS: 216 1st Ave.

OWNER: Ryan & Rebecca Petersen

LEGAL: Lot 8 Blk 32, Original Town

PRICE: \$42,500

BEDROOMS: 3 (upstairs)

BATHS: 1½ (Full upstairs; ½ on main floor)

LOT SIZE: (approx.) 50 x 150

SF MAIN FLOOR: (approx.) 900

SF UPPER FLOOR: (approx.) 900

SF BASEMENT: (approx.) Partial

YEAR BUILT: 1895 **YEAR BOUGHT:** 2011

TYPE CONSTRUCTION: Frame

STYLE OF HOUSE: 2 Story

SIDING: Metal

COLOR: Brown

ROOF AGE: Steel (2014)

PATIO: Cement patio in back

ENCLOSED PORCH: Off kitchen

OPEN PORCH: Front (264 sq. ft.)

GARAGE: None

DRIVE PAVED: N/A

STREET PAVED: Yes

FOUNDATION: Brick

TYPE BASEMENT: Partial

HEAT: Forced Air

FUEL: Natural Gas

AIR CONDITION: Central (unit does not work)

WATER HEATER: Gas (2003)

WATER SOFTENER: Included (does not work)

2017/2018

GROSS TAX: \$904.23 **NET TAX:** \$904.00

ASSESSED VALUATION: \$40,070

ZONING: Residential

SCHOOL DISTRICT: Audubon Community

AVERAGE UTILITIES: \$176

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

SEWER: City

WATER: City

ELECTRIC PANEL: Circuit Breakers (2015)

KITCHEN/DINING AREA: Yes

DISHWASHER: No

DISPOSAL: No

CABINETS: Wood

CURTAINS/BLINDS/DRAPES: No

WASHER & DRYER LOCATION: Off Kitchen

POSSESSION DATE: 30 Days

INCLUDED: Stove, refrigerator (as-is), shed

-----REMARKS-----

This older, 2-story home is located on a tree-lined street in a good neighborhood, just 3½ blocks from the grade school. Updates include a new steel roof in 2014, as well as newer carpets and several newer windows. New electrical entrance and circuit panel were added in 2015. Three bedrooms and full bath located on the upper floor. Main floor has dining room, living room and bonus room, which could serve as a fourth bedroom. Property sold as-is.

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.