



SOUTHWEST IOWA REAL ESTATE CO.

417 SOUTH PARK PLACE AUDUBON, IA 50025-1215

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

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

PRICE: \$92,500
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.