



SOUTHWEST IOWA REAL ESTATE CO.

417 SOUTH PARK PLACE AUDUBON, IA 50025-1215

PHONE 712-563-4288 FAX 712-563-2111

SINCE 1878

www.westerniowamls.com • www.southwestiowarealestateco.com

REALTOR@iowatelecom.net



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

ADDRESS: 323 Pacific Ave.
OWNER: Greg & Kasey Hawkins
LEGAL: Lot 2 of 11 West Audubon

PRICE: \$65,000
BEDROOMS: 3
BATHS: 1 $\frac{3}{4}$

LOT SIZE: (approx.) 50 x 150
SF MAIN FLOOR: (approx.) 828
SF UPPER FLOOR: (approx.) N/A
SF BASEMENT: (approx.) 828
YEAR BUILT: 1953 **YEAR BOUGHT:** 2011
TYPE CONSTRUCTION: Frame
STYLE OF HOUSE: Ranch
SIDING: Vinyl
COLOR: Beige
ROOF AGE: 2002
PATIO/DECK: Wood deck on back
ENCLOSED PORCH: N/A
OPEN PORCH: N/A
GARAGE: 1-car detached (14 x 24)
DRIVE PAVED: No (alley access)
STREET PAVED: Yes
FOUNDATION: Block
TYPE BASEMENT: Full
HEAT: Forced Air
FUEL: Natural Gas
AIR CONDITION: Central
WATER HEATER: Gas
WATER SOFTENER: N/A

2017/2018
GROSS TAX: \$1,230 **NET TAX:** \$598
ASSESSED VALUATION: \$33,150
ZONING: Residential
SCHOOL DISTRICT: Audubon
AVERAGE UTILITIES: \$111
(Gas & Electric) (Last 24 months per Mid American)
SEWER: City
WATER: City
ELECTRIC PANEL: Breakers
KITCHEN/DINING AREA: Yes
DISHWASHER: No
DISPOSAL: No
CABINETS: Wood
CURTAINS/BLINDS/DRAPES: No
WASHER/DRYER LOCATION: Downstairs
POSSESSION DATE: 30 Days

INCLUDED: Stove, refrigerator, microwave, washer & dryer

EXCLUDED: Beauty salon sink

-----REMARKS-----

Cozy and ready for its new owners! Don't miss this updated ranch. The main floor includes two bedrooms and full bath, as well as bright living room that opens to beautiful kitchen. Lower level has third bedroom (most recently used as a salon), second bathroom/laundry room, and large family room. The quiet neighborhood is close to a park and downtown.

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.