



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: 105 Circle Drive
OWNER: Brett & Lora Gibbs
LEGAL: Lot 5 Less TR in SW Parkview Addition

PRICE: \$175,000
BEDROOMS: 3
BATHS: 2½

LOT SIZE: (approx.) 100 x 160
SF MAIN FLOOR: (approx.) 1,958
SF UPPER FLOOR: (approx.) N/A
SF BASEMENT: (approx.) 1,727
YEAR BUILT: 1950 **YEAR BOUGHT:** 2007

2017/2018
GROSS TAX: \$3,153.96 **NET TAX:** \$2,940
ASSESSED VALUATION: \$128,710
ZONING: Residential

TYPE CONSTRUCTION: Frame
STYLE OF HOUSE: Ranch
SIDING: Brick & composite wood
COLOR: Red brick & yellow
ROOF AGE: 2018
PATIO/DECK: Concrete patio (21 x 12)
ENCLOSED PORCH: N/A

SCHOOL DISTRICT: Audubon Community Schools

OPEN PORCH: N/A
GARAGE: 2-car attached
DRIVE PAVED: Yes
STREET PAVED: Yes
FOUNDATION: Block
TYPE BASEMENT: Full
HEAT: Heat pump & hot water heat
FUEL: Natural gas
AIR CONDITION: Central air
WATER HEATER: Gas
WATER SOFTENER: Yes
ELECTRIC PANEL: Circuit breakers & fuses

AVERAGE UTILITIES: \$213
(Gas & Electric) (Last 24 months per Mid American)
SEWER: City
WATER: City

KITCHEN/DINING AREA: Yes
DISHWASHER: Yes
DISPOSAL: Yes
CABINETS: Wood
CURTAINS/BLINDS/DRAPES: Yes
WASHER & DRYER LOCATION: Main Floor
POSSESSION DATE: 45 Days

INCLUDED: Refrigerator, stove, dishwasher, sectional sofa in basement
EXCLUDED: Washer & dryer, refrigerator in basement, antique green lamp in guest bedroom

-----REMARKS-----

If you've been looking for a spacious, move-in ready ranch, look no further! This beautiful home has had wonderful improvements in recent years, including a new roof, all new windows and leafless gutters in 2018. Main floor living room/dining room showcases hardwood flooring and new light fixtures, and kitchen has been updated with ceramic tile, epoxy countertop and copper backsplash. Cozy den has new drywall and carpeting, as well as a brick fireplace with electric insert. Three bedrooms on main floor are spacious, with great closet storage. Master bedroom includes updated master bath. Lower level offers huge family room, nonconforming 4th bedroom, ½ bath and workshop. Located on Circle Drive, with the patio and backyard looking out on the neighboring park, you can't find a better location!

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.