



# 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](http://www.westerniowamls.com) • [www.southwestiowarealestateco.com](http://www.southwestiowarealestateco.com)

[REALTOR@iowatelecom.net](mailto:REALTOR@iowatelecom.net)



## -----LISTING INFORMATION-----

**ADDRESS:** 206 Tracy St  
**OWNER:** Christopher F & Kristen Stubbs  
**LEGAL:** Parcel C Block 13 Original Town

**PRICE:** \$219,000  
**BEDROOMS:** 3 (2 on main floor; 1 on lower level)  
**BATHS:** 3 (2 on main floor; 1 on lower level)

**LOT SIZE:** (approx.) 88 x 140  
**SF MAIN FLOOR:** (approx.) 1210  
**SF UPPER FLOOR:** (approx.) N/A  
**SF BASEMENT:** (approx.) 1210  
**YEAR BUILT:** 2016 **YEAR BOUGHT:** 2016  
**TYPE CONSTRUCTION:** Frame  
**STYLE OF HOUSE:** 1-story townhome (triplex)  
**SIDING:** Steel  
**COLOR:** Sandstone  
**ROOF AGE:** 2016  
**PATIO/DECK:** Concrete patio in back  
**ENCLOSED PORCH:** N/A  
**OPEN PORCH:** Front  
**GARAGE:** 2-car attached with opener  
**DRIVE PAVED:** Yes  
**STREET PAVED:** Yes  
**FOUNDATION:** Poured concrete  
**TYPE BASEMENT:** Full, walk-out  
**HEAT:** Forced air (NuTone Hi-Eff. 95%)  
**FUEL:** Natural gas  
**AIR CONDITION:** Central (NuTone 14 Seer)  
**WATER HEATER:** Gas with blower vet  
**WATER SOFTENER:** Included  
**ELECTRIC PANEL:** Circuit breaker, lower level  
**WASHER & DRYER LOCATION:** Main floor

**2017/2018**  
**GROSS TAX:** \$1502\* **NET TAX:** \$1,218\*  
**ASSESSED VALUATION:** \$200,290  
**ZONING:** Residential  
**SCHOOL DISTRICT:** Audubon

**AVERAGE UTILITIES:** \$546/mo\*\*  
**(Gas & Electric) (Last 24 months per Mid American)**  
**SEWER:** City  
**WATER:** City  
**KITCHEN/DINING AREA:** Yes  
**DISHWASHER:** Yes  
**DISPOSAL:** Yes  
**CABINETS:** Oak  
**POSSESSION DATE:** 30 days

**INCLUDED:** Stainless steel kitchen appliances (stove, microwave, refrigerator & dishwasher); washer & dryer; shoe cabinet in living room; window treatments; water filtration system, shelving in garage, Nest thermostat

*\*Entering year two of 5-year tax abatement, with 75% of dwelling value exempt. (Year 3 = 60%; Year 4 = 45%; Year 5 = 30%; Year 6 = no exemption)*

*\*\*Owners operated computer-generated business, resulting in high electric bill; average for two adjoining townhomes \$111/mo*

## -----REMARKS-----

The benefits of new construction – with the finishing touches already completed! This townhome, built in 2016, features vaulted ceilings in the open living room, dining area and kitchen. Owners added dark, wood laminate flooring, beautiful light fixtures, quartz countertops and stainless steel appliances, as well as custom tiled bathrooms and plush carpet in bedrooms and lower level. Master bedroom has walk-in closet and master bath with shower. Second bedroom, laundry and full bath located on main floor. Lower level features large family room opening to backyard patio, third bedroom, full bath, and two sound-proofed bonus rooms. Perfect for one-level living, with no steps from garage or front door!

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.