



# 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:** 1008 Grandview Dr.  
**OWNER:** Kenneth Olsen Estate  
**LEGAL:** Lot 17 Grandview Addition

**PRICE:** \$119,000  
**BEDROOMS:** 3  
**BATHS:** 2 (Full on main floor; ¾ in master bath;  
plus additional ½ bath in basement)

**LOT SIZE:** (approx.) 60 x 125; 20 x 108  
**SF MAIN FLOOR:** (approx.) 1,376  
**SF UPPER FLOOR:** (approx.) N/A  
**SF BASEMENT:** (approx.) 1,376  
**YEAR BUILT:** 1976 **YEAR BOUGHT:** 1994  
**TYPE CONSTRUCTION:** Frame  
**STYLE OF HOUSE:** Ranch  
**SIDING:** Steel  
**COLOR:** Gray  
**ROOF AGE:** Unknown  
**PATIO/DECK:** Wood deck in back  
**ENCLOSED PORCH:** N/A  
**OPEN PORCH:** Front (4 x 18)  
**GARAGE:** 2-car attached  
**DRIVE PAVED:** Yes  
**STREET PAVED:** Yes  
**FOUNDATION:** Poured concrete  
**TYPE BASEMENT:** Full, unfinished  
**HEAT:** Forced Air (Lennox)  
**FUEL:** Natural Gas  
**AIR CONDITION:** Central Air  
**WATER HEATER:** Gas (2011)  
**WATER SOFTENER:** Included, not hooked up  
**ELECTRIC PANEL:** Circuit breakers (basement)

**2017/2018**  
**GROSS TAX:** \$2,401.66 **NET TAX:** \$2,188.00  
**ASSESSED VALUATION:** \$101,340  
**ZONING:** Residential  
**SCHOOL DISTRICT:** Audubon

**AVERAGE UTILITIES:** \$122/mo  
(Gas & Electric) (Last 24 months per Mid American)  
**SEWER:** City  
**WATER:** City

**KITCHEN/DINING AREA:** Yes  
**DISHWASHER:** Yes  
**DISPOSAL:** No  
**CABINETS:** Yes  
**CURTAINS/BLINDS/DRAPES:** Included  
**WASHER & DRYER LOCATION:** Basement

**POSSESSION DATE:** 30 days

**INCLUDED:** Refrigerator, microwave,  
dishwasher, stove, washer, dryer, tool bench and  
shelves in basement, pool table

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

It's hard to find a better location in town! This ranch with 2-car attached garage sits near the end of Grandview Drive, a dead-end street on the NE side of town. With a field connected to the backyard, you get to enjoy the feeling of country living, with the convenience of town! Main level includes two living room/entertaining areas, as well as 3 bedrooms and full bath. Master bedroom includes walk-in closet and ¾ bath, with walk-in shower.

Unfinished lower level offers great possibilities!

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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.