



SOUTHWEST IOWA REAL ESTATE CO.

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

ADDRESS: 708 N Arlington St
OWNER: Blanche Jacobsen & Barbara Jacobsen
LEGAL: Lot 4 Less W 44' & N 152'
21-80-35 Sunny Acres Subdivision

PRICE: \$170,000
BEDROOMS: 2-3
BATHS: 2¾ (full bath & master bath on main floor;
bath with shower on lower level)

LOT SIZE: (approx.) 67 x 144
SF MAIN FLOOR: (approx.) 1,231
SF UPPER FLOOR: (approx.) N/A
SF BASEMENT: (approx.) 1,231
YEAR BUILT: 2007 **YEAR BOUGHT:** 2007
TYPE CONSTRUCTION: Frame
STYLE OF HOUSE: Duplex - Ranch
SIDING: Metal siding
COLOR: Beige
ROOF AGE: 2007
PATIO/DECK: Back covered deck & concrete patio
ENCLOSED PORCH: N/A
OPEN PORCH: Front (132 sq. ft)
GARAGE: 2-car attached
DRIVE PAVED: Yes
STREET PAVED: Yes
FOUNDATION: Poured concrete
TYPE BASEMENT: Full
HEAT: Forced air (Ruud)
FUEL: Natural gas
AIR CONDITION: Central air
WATER HEATER: Gas with power vent
WATER SOFTENER: Yes
ELECTRIC PANEL: Circuit breakers

2018/2019
GROSS TAX: \$3,179.69 **NET TAX:** \$2,966
ASSESSED VALUATION: \$133,090/\$147,490
ZONING: Residential – multi-family

SCHOOL DISTRICT: Audubon

AVERAGE UTILITIES: \$68/mo
(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: Included
WASHER & DRYER LOCATION: Main Floor
POSSESSION DATE: 30 Days

INCLUDED: Refrigerator, stove, dishwasher, microwave, washer, dryer, dehumidifier, chair lift, shelving in basement & tool bench in garage

-----REMARKS-----

Living is simplified in this beautiful duplex! Enjoy open-concept living, with a bright spacious living room opening to the dining area and kitchen. Master bedroom has incredible walk-in closet and private bath. Lower level offers large family room, ¾ bath and two additional rooms (one currently used as nonconforming bedroom & one as a storage room). Back patio & gas fire pit are shared with adjoining duplex.

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.