



# SOUTHWEST IOWA REAL ESTATE CO.

417 SOUTH PARK PLACE AUDUBON, IA 50025-1215

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SINCE 1878

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

**ADDRESS:** 408 Chicago St.  
**OWNER:** Marvin & Mary Alice Lange  
**LEGAL:** W<sup>3</sup>/<sub>4</sub> Lot 15 Block 10 Original Town

**PRICE:** \$73,000  
**BEDROOMS:** 2  
**BATHS:** 1<sup>3</sup>/<sub>4</sub>

**LOT SIZE: (approx.)** 37.5 x 140  
**SF MAIN FLOOR: (approx.)** 1088  
**SF UPPER FLOOR: (approx.)** NA  
**SF BASEMENT: (approx.)** 1088  
**YEAR BUILT:** 1973 **YEAR BOUGHT:** 1999  
**TYPE CONSTRUCTION:** Frame  
**SIDING:** Brick & Vinyl  
**COLOR:** Red Brick & Beige Siding  
**ROOF AGE:** Approx. 5 years  
**PATIO/DECK:** NA  
**ENCLOSED PORCH:** NA  
**OPEN PORCH:** NA  
**GARAGE:** 1-car detached (w/walkout lower level)  
**DRIVE PAVED:** Yes  
**STREET PAVED:** Yes  
**FOUNDATION:** Block  
**TYPE BASEMENT:** Full  
**HEAT:** Forced Air (Tappan)  
**FUEL:** Natural Gas  
**AIR CONDITION:** Central  
**WATER SOFTENER:** Rented  
**WATER HEATER:** Gas (2013)  
**WATER:** City  
**SEWER:** City  
**ELECTRIC PANEL:** Fuses

**2018/2019**  
**GROSS TAX:** \$1,646 **NET TAX:** \$1,432  
**ASSESSED VALUATION:** \$77,130  
**ZONING:** Residential

**SCHOOL DISTRICT:** Audubon Community  
**AVERAGE UTILITIES:** \$132  
**(Gas & Electric) (Last 24 months per Mid American)**  
**POSSESSION DATE:** 30 Days

**KITCHEN/DINING AREA:** Yes  
**DISHWASHER:** No  
**DISPOSAL:** No  
**CABINETS:** Wood

**WASHER & DRYER LOCATION:** Hookup  
locations in den off kitchen & in the lower level

**INCLUDED:** Refrigerator, Stove, Microwave,  
Window Treatments

**EXCLUDED:** Water Softener

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

Great curb appeal and move-in ready! Enjoy easy living in this two-bedroom ranch. In addition to bright, clean living spaces, countless opportunities are available to finish off the walk-up attic and open lower level. One-car detached garage boasts full basement for extra storage or workshop. Location is walking distance from downtown! Call today for your personal showing!

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.