



# 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:** 705 E. Division St.

**OWNER:** Jerry & Linda Koenig

**LEGAL:** S34' Lot 21 & N 11' Lot 22 Block 42, OT

**PRICE:** \$38,500

**BEDROOMS:** 3

**BATHS:** 1¼ (Full on main, toilet & shower in lower level)

**LOT SIZE: (approx.)** 45 x 180

**SF MAIN FLOOR: (approx.)** 952

**SF UPPER FLOOR: (approx.)** 238

**SF BASEMENT: (approx.)** 952

**YEAR BUILT:** 1949 **YEAR BOUGHT:** 2002

**TYPE CONSTRUCTION:** Frame

**SIDING:** Vinyl & Stone

**COLOR:** Cream

**ROOF AGE:** Unknown

**PATIO/DECK:** NA

**ENCLOSED PORCH:** NA

**OPEN PORCH:** Front porch (8 x 16)

**GARAGE:** NA (Concrete slab in front)

**DRIVE PAVED:** Yes

**STREET PAVED:** Yes

**FOUNDATION:** Red Block

**TYPE BASEMENT:** Full

**HEAT:** Forced Air (Lennox)

**FUEL:** Natural Gas

**AIR CONDITION:** Central

**WATER SOFTENER:** No

**WATER HEATER:** Gas (2012)

**SEWER:** City

**WATER:** City

**2018/2019**

**GROSS TAX:** \$1,011.52 **NET TAX:** \$1,012

**ASSESSED VALUATION:** \$41,280/\$47,230

**ZONING:** Residential

**SCHOOL DISTRICT:** Audubon

**AVERAGE UTILITIES:** \$113

**(Gas & Electric) (Last 24 months per Mid American)**

**ELECTRICAL:** Fuses

**POSSESSION DATE:** 30 Days

**KITCHEN/DINING AREA:** Yes

**DISHWASHER:** No

**DISPOSAL:** No

**CABINETS:** Wood

**WASHER & DRYER LOCATION:** Downstairs

**INCLUDED:** Refrigerator, Stove, Washer & Dryer  
(Offered in "as is" condition)

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

Here's your opportunity for a great starter home or investment property! In addition to a main floor living room, eat-in kitchen and two bedrooms, finished upper level offers nice storage and third bedroom. Full bath on main floor has been updated. Hardwood flooring in bedrooms. Spacious backyard, with alley access, and close to parks! (Gas fireplace in living room has not been used.)

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.