

## LISTING INFORMATION SHEET

The following information, although believed to be accurate, is not guaranteed to be so.

**ADDRESS** 820 NE 4th Street

Eagle Grove, IA 50533

**PRICE**

\$110,000

2- FamilyDuplex

2 x 2BR Duplex

**LEGAL DESCRIP:**

Lots 1 & 2 in Block 6 in Lynch's Addition to  
Eagle Grove, Wright County, IA

**Yr Blt**

1981

**KITCHEN - Oak Cab.**

**Air Cond.**

Yes - 1 unit

**Din.Space**

Yes

**Insulation**

Blown attic

**Home Size**

1 x 768 SF

**Dishwasher**

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**Fireplace**

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**Style**

Ranch

**Vent Fan**

Yes

**Stove**

Yes - Elec

**Lot Size:**

12200 SF

**Disposal**

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**Flooring**

Vinyl Kit-dining-bath

**Garage(Det )**

2 Car

**Laundry**

Yes

**Type Trim**

Carpet

**Street**

Paved

**G & E(Ave.)**

\$45

**Storm Sash**

Anderson casement

Has been vacant

**Each Home**

**Liv.Rm.**

Yes

**Dining Space**

Yes

**Kitchen**

Yes

**Patio**

Yes

**Bedroom**

Master

**Bedroom**

Smaller

**Shared:**

**Laundry Rm**

W/washtub

**BSMNT:**

None

**Shower**

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**Stool**

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**Fur.Type**

NG -F/Air

**Softener**

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**Water Htr.**

Nat Gas

**220 Elec.**

Brkrs - 2 boxes

**BATHS:**

1 tub shower &

1 shower only bath

**Possession**

NEGO.

**Net Taxes** (19/20)

\$1,876

(w/Homestead)

## FEATURES:

- \* Well maintained, 1owner family occupied.
  - \* Convenient open floor plan.
  - \* 2 Bedroom units feature baths w/shower.
  - \* Oak cabinetry.. Casement windows.
  - \* Low maintenance vinyl/brick exterior.
  - \* Separate electric meters.
  - \* Central furnace and air serves both units.
  - \* Double garage.
  - \* 2 refrigerators and 2 electric stoves included.
  - \* Washer and dryer negotiable.
  - \* Large corner lot.. Room to expand!
  - \* Sliding glass doors to patio.
  - \* Well insulated ceiling, walls and floor.
  - \* Estate sale - no disclosure -
- Buyer should do own inspections.

