

105 W. Hill St, St. Olaf, IA

List Price: \$53,000.00



LOT: 66' x 113'. See aerial map. Can be *one-level living!* Many new updates – anything marked 'new' is within *the last year* (2010-2011). Read on for more details!

**Property Tax:** Gross \$732/year; Net (with Homestead Exemption) \$731.70/year [10/2011].

**Utilities:** (home not occupied ca 1 year); Alliant Electric stated av. \$18/month; highest \$27; Highest over a year ago \$84. [10/2011]; Fuse Box. Black Hills **Natural Gas** stated av. in 2008 \$75; highest \$190; av. last yr (not occupied) \$41/mo. [10/2011]. **City water & sewer.** **Furnace:** 'Dependable Ninety'; high efficiency. Window **Air conditioners.** 1 stays. **Water Heater:** Gas; wrapped with insulation. **Water Softener:** A unit is there; stays. No guaranties.

**Home** (Court House records): Built 1900 (believed to be prior to 1900). Sq. ft. 1,297. 1 ½ story home. **Bedrooms** (3): 1 large on main level with bath; new carpet, ceiling fan, woodwork refinished. 2 on 2<sup>nd</sup> level with updated bath (new drywall, painted); all new carpeting; newly painted stairs. **Bathroom** (2): 1 each level, all new main level; main level & 2<sup>nd</sup> level: new tub & surround, vanity & floor (even new sub-floor) on 2<sup>nd</sup> level; linen closet. **Laundry room:** Stackable washer/dryer hookup on main level; hookups also in basement (washer/dryer stay with no guarantees). **Kitchen:** Vinyl tile floor; white cupboards; built-in dishwasher (believe not working); stove (no guarantees). **Dining room:** Refinished oak floor & new light fixture; new drywall. **Living Room:** New carpet, drywall & ceiling fan. Electric fireplace – no guarantees. **Front Porch:** Goes into an entryway with vinyl tile floor; new drywall, and large enough for a settee. **Back Porch:** 3-season type room. Window AC – no guarantees. Cement floor; plywood ceiling. **Basement:** Partial; cement floor; crawl space under the back addition. **Windows:** Original; most have combination storms. **Roof:** Metal on the House. Back porch needs tar periodically. **Siding:** Wood. Painted. **Attic:** Insulation. **Carport:** 44' of carport (1-car width); plus 2-car size garage and another storage shed. Cement floors. **Storage Shed:** Unattached in backyard; cement floor; tin roof. **Unattached 2-Garage:** Cement floor; workshop area; hanging electric heater (no guarantees).



*Information on this fact sheet is gathered from sources believed to be reliable, but not guaranteed by the Broker. You are encouraged to hire your own contractor, Inspector and/or surveyor to examine the property.*

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