

Rental Property Duplex
106-1st St. NW, Elkader, IA
List Price: \$56,000.00 on the house.

Lot: Lot 7, Block 4. 66' x 120. Urban/residential



This house has all NEW walls, ceilings, bathrooms, and kitchens! Finished early 1998. Tenants currently pay \$300/month each, plus all their own utilities. Tenants leases to be honored, giving '30-day' notice if moving is required.

Property Tax:

Property tax on the *whole partial*, including the large 50'x60' garage: Gross/Net \$1084.53/year. With Homestead Exemption--*may be* about \$934/year. [9/2006]

Utilities: Meter for each apt. for electric, water, and natural gas. Can obtain average usage upon request. Tenants pay their own utilities.

Furnace: Each apt. has a new high efficiency Trane furnace (second level new 1999). No central air.

Water Heater: Top apt. has new natural gas water heater, about 1997-8. Main level has about 1993 'Security' natural gas water heater. **Water Softener:** None.

House: Built in 1900 (Court House records). 30'x20' and 27'x18' = 1,086 square feet each level; partial basement. New water line to the house about 1995-6.

Bedrooms (1 main level; 2 upstairs): An additional room (by living rooms) can be used as a bedroom or family room. Large closets; second level is a walk-in closet.

Kitchen: Both units have new kitchen cupboards. Second level: original pine floors (refinished) & a pantry.

Living Room: Both units have 2 rooms. Upstairs unit has skylights in the far living room.

Stairway: To top level had new carpet about 1997.

Bathroom: Each unit has new good-sized bathroom with new oak vanity; tub/shower; vinyl floor. Washer and dryer hookups in the main level large bathroom.

House Basement: Partial--under kitchen, bath and bedroom; crawl space under rest of home; stone walls; which have water seepage sometimes (owner is planning to reroute rain water). New plumbing for drain and sink; and for the stool now in place.

Porch: Open front porch. **Siding:** Brick & vinyl. Steel on garage.

House Roof: New roof on south section. Shingles on the rest of the house are only about 10 years old (1989), and haven't changed them.

Garage: List price *does not* include the garage, but negotiations may be available. All new since 1995. 50'x60'. 2 garage doors. Clear span of 18' center ceiling; 10' aside walls. Full insulation in walls and ceiling; cement floor with foam insulation under the cement. Shingles for garage have been purchased, to match the house, and are included in the list price. Back garage is 'covering' for working on a sailboat.

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 and/or surveyor to examine the property.

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Call for appointment and property tours any time!