

## 204 Cass, Volga, IA

**NEW List Price: \$23,000.00 for 2 lots, carriage house, barn and very unique Gothic style home. Property is sold "As Is"; Buyers must make their own inspections.**



**LOT:** 132' x 99' deep! See plat map.

**Property Tax:** Gross/Net \$492/year; with Homestead Exemption (possibly) \$314/year [2/2012].

**Utilities:** No utilities have been used for several years. LP 1,000 gal. gas tank. Volga City **water and sewer.** It is believed that some plumbing pipes may be broken because of freezing.

**Furnace:** No central heating/cooling system. 2 heaters (kitchen & living room) not used for several years. **Water Heater:** dated 9/1999.

**Home:** Court House records indicate built 1900 (but it is believed to have been built prior to

that date); Sq. ft.: 652 main level; 470 on 2<sup>nd</sup> level = 1,122. Front decorative door opens to an open staircase (painted). SEE FLOOR PLANS.

**Bedrooms** (3): 2<sup>nd</sup> level; 2 rooms adjoining (walk through 1 to reach the other); both have different woodwork than the rest of the home. Good-sized closets. Colored glass door to parade porch; roof work done in that area.

**Bathroom** (1): Full bath (with tub) in an addition to main level. **Kitchen:** Over 13' x 11'; exit door to backyard; laundry area in kitchen. **Living Room:** Woodwork around windows extends to floor; pocket doors; floors appear to



be pine wood. Antique leaded color glass on top of front window. Wide door to **Dining Room.** **Basement:** Partial cellar; access off kitchen; dirt floor. **Windows:** Most appear to be original; many without storms/screens. **Roof:** Asphalt shingles; believe 1994 with some new sheeting. **Siding:** Original wood; painted white. **Other buildings:** Carriage house (16' x 20') & a barn (14' x 22') [Court House measurements]. Carriage house from period of the home; cupola; white; quite

ornate in its day. 2<sup>nd</sup> barn is red.

*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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