

**205-4<sup>th</sup> St. NE, Elkader, IA**

**List Price: \$48,000.00**

**LOT: 2 lots! 132' frontage x 120 depth. See plat map.**



**Property Tax:** Gross \$947.29/yr; Net \$818/yr (*With Homestead exemption*) [1/2012].

**Utilities:** Alliant Electric stated av. \$102/month [1/2012]. Much of house rewired 2003 for new furnace and CA; breaker box [located in lower level den]. Black Hills Natural Gas budget \$60/month [1/2012] **City water and sewer.** **Furnace:** Lennox; forced air; natural gas, high efficiency; new 2003 with Air conditioner; new 2003. **Water Heater:** Ruud; electric; dated 2004; put in 2010. **Water Softener:** Rented.

**Home:** From Court House records: Built 1930. Sq. ft. 648 on main level; 648 in lower level = 1,296. Plus storage attic. Most every room has been painted. Ask

for Floor Plans. **Bedrooms** (3): Main level; all with ceiling fans. Oak floors. **Bathroom** (1): Main level. Totally new (drywall; tub surround; 4' vanity; vinyl floor; vent fan & other fixtures) 2003. Toilet in lower level, off furnace room. **Living Room:** Built-in shelves/cupboards; Oak floors; Ceiling fan. **Lower walk-out level has:** **Kitchen:** ca 12' kitchen cupboards/counter. From the lower level, you walk out to a patio and terraced, spacious, backyard! Lower level also has a **Family Room/Den** (new laminated floor extends into kitchen; 2010), **Laundry** (electric and gas hookups)/**Furnace room;** Paneling has been removed from the outside wall. There is water seepage in that room. **Front Deck:** New 2000-2001. **Windows:** Combination storms on most (1 new storm). **Roof:** New



asphalt shingles 2010. **Siding:** Slate. **Attic:** Insulated and for storage. Need ladder. **Garage:** 1-car; plus a storage shed. **Backyard:** A haven! Terraced by Keppler ca 2001 with 2-tiers of railroad ties and plantings. Fire ring and blackberry bushes. Second lot is just to the north.

*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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