

705-1<sup>st</sup> St. NW, Elkader, IA

List Price: \$88,000.00



LOT: 79' across front x 146' deep. See plat map.

Stately home, which does need some maintenance. Oak floors under the carpet; most is oak woodwork; French doors (5) in attic for between entryway-dining & living room; unique light fixtures. Evidence of some oak floors on 2<sup>nd</sup> level.

**Property Tax:** Gross \$952.44/year; Net (with Homestead Exemption) \$812/year [3/2008]. **Utilities:** Alliant Electric stated av. \$47/month [4/2008]. Fuse box. Aquila Natural Gas stated av. \$154.70/month Please know that several windows were not shut! [4/2008]. City water and sewer. **Furnace:** Weil-McLain boiler, high efficiency; ca 2004. **Water Heater:** State; electric; 1986. **Water Softener:** Rented.

**Home:** Court House-Built 1902. Sq. ft.:1,702. Main & 2<sup>nd</sup> level 784 each; Front open porch 216 sq.ft.; Full basement; Full attic. House painted ca 4 years ago. Ask to see Floor Plans. **Bedrooms** (3-4): All 2<sup>nd</sup> level; 1 without closet; others have good-sized closets. **Bathroom** (2): ½ bath on main level (off kitchen) with linen closet; full-bath 2<sup>nd</sup> level; older shower/toilet in basement. **Kitchen:** Formica cupboards; built-in dishwasher (older); suspended ceiling; oak swinging door between

dining & kitchen; believe oak floor under the carpet. List price includes GE gas stove. **Dining room:** Built-in oak corner hutch; one wall needs attention.



**Living Room:** Brick Fireplace (electric; not working). Large & many windows; Open staircase with beveled mirrored door (oak) at base of stairs. Chandelier is not working.

**Front Porch:** Large; open. **Basement:** Full; 4 rooms; foundation of cinder tile; electric wall heater. **Laundry area:** List price includes Gibson washer, GE dryer.

**Windows:** Most appear to be original; several very unique design; combination storms. **Roof:** Asphalt shingles; ca 2002;

new gutters at that time. **Siding:** Stucco. **Attic:** Full; floored; insulation under floor boards; pull-down ladder. 1-**carport**; once was a garage in basement.

*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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