

Chris Eddy—712 577 4428
Donna Kinnick—712 790 9539

COMMUNITY INSURANCE AGENCY

110 5th Ave. Coon Rapids, IA 50058

www.commins.net



Listing Information

Address: 822 Ballpark Dr., Coon Rapids
Owner: Rose Nilan Rev. Trust
Occupant: Vacant
Legal: Coon Rapids Dev. Group Third Subdivision Lot 10
Kitchen/Dining area:
Lot size: 27,201.48 sf/ .625 acres
SF Main Floor: 1,860
SF Upper Floor: na
SF Basement: 1,860
Year built: 2019
Year bought: 2019
Type of Construction: Frame
Color: Sage
Patio/Deck: 312 sf deck; 312 sf covered patio
Enclosed Porch: na
Open Porch: 200 sf
Electric Panel: Breakers
Taxes: Gross \$1741 Net: \$1590 w/hs
Curtains/Blinds/Drapes:
Included: Appliances included
Zoning: Residential

Price: \$395,000
Bedrooms: 4
Baths: 3
School District: Coon Rapids-Bayard
Ave. Utilities: \$184
Garage: 728 sf attached
Drive Paved: Yes
Street Paved: Yes
Foundation: Concrete
Type of basement: Finished walk-out
Heat: Forced air
Fuel: Gas
Air conditioning: Central
Water heater: Yes
Water: City
Sewer: City
Washer and dryer location: Main level
Water Softener: Yes
Disposal: Yes
Possession Date: Upon closing
Assessed Value: \$259,580

Remarks: Beautiful Coon Rapids home that is nearly brand new! Constructed in 2019, this home has everything you could ask for—quiet neighborhood, beautiful views, large lot, and within walking distance to City parks and school. It has a covered deck, fireplace, large master bed/bath, and hidden pantry . . . this truly is a must-see property. Don't miss the opportunity to purchase a new home for less than what it would cost to build. Call donna or Chris for a showing today.

The above information, although believed to be accurate, is not guaranteed to be so by Listing REALTOR. The house size, lot size, year built and other information is taken from public record and other available sources, these matters may be verified with the help of a home inspector or other expert. The taxes shown above may not reflect the actual taxes that will become payable after purchase. Homestead Credit, if applicable, may not apply to future taxes.