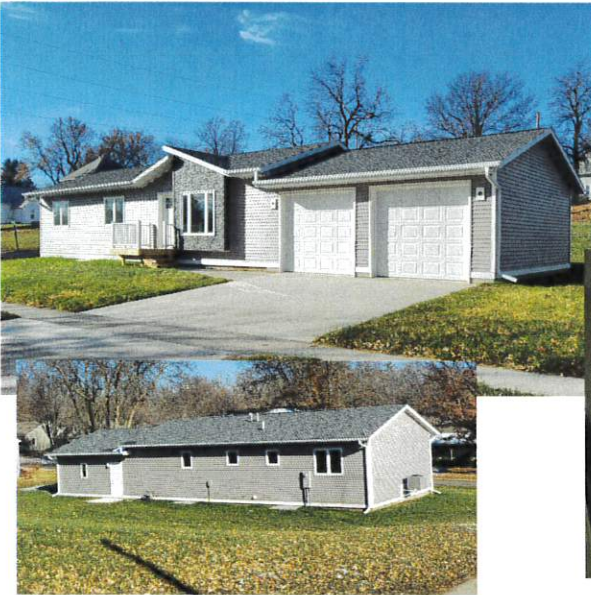


Chris Eddy—515 577 4428
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**COMMUNITY
INSURANCE AGENCY**
110 5th Ave. Coon Rapids, IA 50058
www.commins.net



-----Listing Information-----

Address: 704 7th Ave.
Owner: Region XII Council of Governments
Occupant: Vacant
Legal: Seastrom Brothers Add, Block 2, lots 20 and 21
Kitchen/Dining area:
Lot size: 64 x 136/ 16,988
SF Main Floor: 1,217
SF Upper Floor: na
SF Basement: 1,145
Year built: 2023
Year bought: 2023
Type of Construction: Manufactured home
Color: White
Patio/Deck: na
Enclosed Porch: na
Open Porch: na
Electric Panel: Breakers
Taxes: Gross \$648 **Net:** \$648 w/hs
Curtains/Blinds/Drapes: na
Included: None
Zoning: Residential

Price: \$259,000
Bedrooms: 3
Baths: 2
School District: Coon Rapids-Bayard
Ave. Utilities: NA
Garage: Attached
Drive Paved: Yes
Street Paved: No
Foundation: Cement
Type of basement: Full/unfinished
Heat: Forced air
Fuel: Gas
Air conditioning: Central
Water heater: Electric
Water: City
Sewer: City
Washer and dryer location: Main level
Water Softener: No
Disposal: Yes
Possession Date: Upon closing
Assessed Value: New construction

Remarks: New construction on a large corner lot located within walking distance of the Coon Rapids-Bayard schools and city park. Open kitchen/living room with main level laundry hookups. Basement is ready for new owner to design and finish as they see fit. Region XII funding assistance may be available, contact Karla Janning at 712 792 9914 to discuss programs. Buyer income restrictions apply.

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.