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110 5th Ave. Coon Rapids, IA 50058
www.commins.net



Listing Information for House 1 of 3

Address: 32665 Walnut Ave, Coon Rapids, IA

Owner: Gary Troutman Estate, Karla Naylor, Kevin Andersen

Occupant: Vacant

Lot Size: 10 Acres

Legal: Irr Sur NW SW Lot 2 and S 620ft of E 747ft 8 in of NW SW exc tract 106ft x 407ft & exc lot 2 and comm at a pt 500ft N of SE corner NW SW-TH W 407ft-N 106ft-E 407ft-S 106ft to beg all in S26 82N 33W

Kitchen/Dining Area: Open

SF Main Floor: 1,844

SF Basement: 1,332

Year Built: 1977

Year Bought: 1972

Type of Construction: Split Level Frame

Color: Red with Stone

Patio/Deck: Concrete Patio

Enclosed Porch: No

Open Porch: No

Electric Panel: Breakers

Taxes: Gross \$3,736 Net \$3,632

Curtains/Blinds/Drapes: Included

Included: Appliances

Zoning: Residential/AG

Price: \$465,000

Bedrooms: 3

Baths: 2 ½

School District: Coon Rapids-Bayard

Ave. Utilities:

Garage: 2 Stall Attached

Drive Paved: No

Street Paved: No

Foundation: Concrete Block

Type of Basement: Partially Finished

Heat: Forced Air, Fireplace

Fuel: Propane

Air Conditioning: Central

Water Heater: New in 2017

Water: Well

Sewer: Septic

Washer/Dryer Location: Main Level

Water Softener: Yes

Disposal: Yes

Possession Date: Upon Closing

Assessed Value: \$387,760

Remarks:

Call Community Insurance Agency at 712.999.2288 for a showing today!

One of a kind property! *Three houses on 10 acres less than a mile from the Coon Rapids city limits.* Main house includes a natural stone fireplace with 2 large family rooms and an open kitchen. Outbuildings are heated and insulated, perfect for workshop space and storage. Two additional houses are very charming and offer additional income opportunities or space for guests and family. The surrounding land has been placed in the conservation reserve program generating an annual payment of \$1,446 per year. Within walking distance of Carroll County trail systems and city park. Appliances included. You won't find a listing like this anywhere, call us 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.