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

Listing Information for House 2 of 3

Address: 32667 Walnut Ave, Coon Rapids, IA

Owner: Gary Troutman Estate, Karla Naylor, Kevin Andersen

Occupant: Vacant

Kitchen/Dining Area: Combined

SF Main Floor: 846

SF Basement: 846

Year Built: 1963

Year Bought: 1972

Type of Construction: Frame

Color: Gray

Patio/Deck: Concrete Patio

Enclosed Porch: Yes

Open Porch: No

Electric Panel: Breakers

Curtains/Blinds/Drapes: Included

Included: Appliances

Zoning: Residential/AG

Bedrooms: 3

Baths: 1

School District: Coon Rapids-Bayard Ave. Utilities:

Garage: No

Drive Paved: No

Street Paved: No

Foundation: Concrete Block

Type of Basement: Unfinished

Heat: Furnace

Fuel: Propane

Air Conditioning: Central Air

Water Heater: New in 2020

Water: Well

Sewer: Septic

Washer/Dryer Location: Basement

Water Softener: Yes

Disposal:

Possession Date: Upon Closing

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.