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110 5<sup>th</sup> Ave. Coon Rapids, IA 50058

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Listing Information for House 3 of 3

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**Address:** 32669 Walnut Ave, Coon Rapids, IA

**Owner:** Gary Troutman Estate, Karla Naylor, Kevin Andersen

**Occupant:** Vacant

**Kitchen/Dining Area:**

**SF Main Floor:** 864

**SF Basement:** 864

**Year Built:** 1946

**Year Bought:** 2000

**Type of Construction:** Frame

**Color:** Yellow

**Patio/Deck:** Concrete Patio

**Enclosed Porch:** No

**Open Porch:** Yes

**Electric Panel:** Breakers

**Curtains/Blinds/Drapes:** Included

**Included:** Propane Tank

**Zoning:** Residential/Ag

**Bedrooms:** 2

**Baths:** 1

**School District:** Coon Rapids-Bayard

**Ave. Utilities:**

**Garage:** Single car, unattached

**Drive Paved:** No

**Street Paved:** No

**Foundation:** Tile Block

**Type of Basement:** Unfinished

**Heat:** New in 2019

**Fuel:** Propane

**Air Conditioning:** Central

**Water Heater:** New in 2023

**Water:** Well

**Sewer:** Septic

**Washer/Dryer Location:** Main Level

**Water Softener:**

**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!

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