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

[www.commins.net](http://www.commins.net)



Listing Information

**Address:** 109 W Hilltop Ct, Coon Rapids, IA

**Owner:** Janelle Kracht

**Occupant:** Vacant

**Legal:** West Hilltop Subdivison Lot 4

**Kitchen/Dining Area:** Open

**Lot Size:** 17,424 sq ft

**SF Main Floor:** 1088

**SF Upper Floor:** 1088

**SF Basement:** 1088

**Year Built:** 1996

**Year Bought:** 2010

**Type of Construction:** Frame

**Color:** Tan

**Patio/Deck:** Wood Deck

**Enclosed Porch:** No

**Open Porch:** Yes

**Electric Panel:** Breakers

**Taxes: Gross** \$1,901    **Net** \$1,748

**Curtains/Blinds/Drapes:** Included

**Included:** All appliances, window coverings, garage shelving

**Zoning:** Residential – single family

**Price:** \$197,000

**Bedrooms:** 3

**Baths:** 2

**School District:** Coon Rapids-Bayard

**Ave. Utilities:** \$244

**Garage:** Attached, 1 stall

**Drive Paved:** Yes

**Street Paved:** Yes

**Foundation:** Poured Concrete

**Type of Basement:** Unfinished

**Heat:** Forced Air

**Fuel:** Natural Gas

**Air Conditioning:** Central

**Water Heater:** Gas

**Water:** City Connected

**Sewer:** City Connected

**Washer/Dryer Location:** Main floor

**Water Softener:** Yes

**Disposal:** Yes

**Possession Date:** Immediate

**Assessed Value:** \$129,340

**Remarks:**

Welcome to your new home! Very well kept home with a beautiful view of the Coon Rapids city park, aquatic center, and CR-B athletic complex. Enjoy summer evenings on the back deck with a ballgame in the background or have a front row seat for Fourth of July fireworks each year! Large backyard with mature trees. Main level laundry with optional hookups in the basement. Opportunity to finish basement area for additional living space. This home is perfect for any buyer! Appliances, window coverings and garage shelving included.

**Call Community Insurance Agency at 712.999.2288 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.