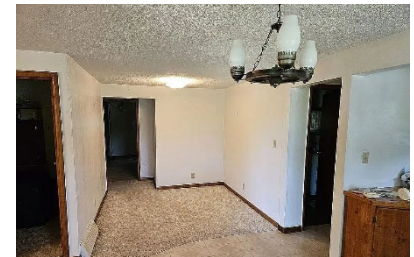


Chris Eddy – 515.577.4428

Donna Kinnick – 712.790.9539



110 5<sup>th</sup> Ave. Coon Rapids, IA 50058  
[www.commins.net](http://www.commins.net)



---

Listing Information

---

**Address:** 809 Bridge St, Coon Rapids

**Owner:** Steve Cadwallader, Anthony Cadwallader & Connie Faust

**Occupant:** Vacant

**Legal:** Garst & Greenwaldt's Addition S 115 ft of Lots 19 & 20

**Kitchen/Dining Area:** Open

**Lot Size:** 0.618 ac

**SF Main Floor:** 1,232

**SF Basement:** 660

**Year Built:** 1958

**Year Bought:** 1977

**Type of Construction:** Frame

**Color:** White

**Patio/Deck:** Yes

**Enclosed Porch:** Yes

**Open Porch:** Yes

**Electric Panel:** Fuses

**Taxes:** Gross \$1,361    Net \$1,208

**Curtains/Blinds/Drapes:** Included

**Included:** Stove, refrigerator, two portable garden sheds

**Zoning:** Residential

**Price:** \$119,900

**Bedrooms:** 3

**Baths:** 2

**School District:** Coon Rapids - Bayard

**Ave. Utilities:** \$170

**Garage:** Carport Attached

**Drive Paved:** Asphalt

**Street Paved:** Yes

**Foundation:** Tile Block/Brk

**Type of Basement:** Unfinished

**Heat:** Forced Air

**Fuel:** Gas

**Air Conditioning:** Central Air

**Water Heater:** Electric – new in 2017

**Water:** City

**Sewer:** City

**Washer/Dryer Location:** Basement

**Water Softener:** No

**Disposal:** No

**Possession Date:** Upon Closing

**Assessed Value:** \$101,230

**Remarks:**

***Call Community Insurance Agency at 712.999.2288 for a showing today!***

Cozy residence with mature trees on a quiet street. Conveniently located close to CR-B schools and the City park, this property gives you all the convenience of living in town while enjoying the privacy of an acreage.

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.