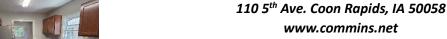
Chris Eddy - 515.577.4428

Donna Kinnick - 712.790.9539

















_____Listing Information

Address: 739 6th Ave, Coon Rapids, IA 50058 **Owner:** Region XII Council of Governments, Inc.

Occupant: Vacant

Legal: Jones & Garst's First Suburban Addition Lot 33

Kitchen/Dining Area: Open

Lot Size: 7,000 sq ft SF Main Floor: 764 sq ft SF Basement: 624 sq ft

Year Built: 1947 Year Bought: 2024

Type of Construction: Frame

Color: Grey
Patio/Deck: Yes
Enclosed Porch: Yes
Open Porch: No

Electric Panel: Breakers

Taxes: Gross \$694.00 **Net** \$694.00

Curtains/Blinds/Drapes: No

Included: Refrigerator, stove, microwave, dishwasher

Zoning: Residential

Price: \$140,000 Bedrooms: 2 Baths: 1 ½

School District: Coon Rapids-Bayard

Ave. Utilities: \$165 Garage: Unattached Drive Paved: Yes Street Paved: Yes Foundation: Block

Type of Basement: Unfinished

Heat: Forced Air

Fuel: Gas

Air Conditioning: Central **Water Heater:** Electric

Water: City Sewer: City

Washer/Dryer Location: Basement

Water Softener: No

Disposal: Yes

Possession Date: Immediate Assessed Value: \$46,690

Remarks:

Call Community Insurance Agency at 712.999.2288 for a showing today!

Recently remodeled and move in ready! New electrical, plumbing, fixtures, cabinets, flooring and paint. New windows and roof. Nothing for the new owner to do but settle in and make themselves comfortable. **Purchaser must be income qualified and first-time home buyer.** Call realtor for additional information.

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.