

NEWLY RENOVATED HOME FOR SALE



Information:

Address:	739 6 th Ave., Coon Rapids	Bedrooms:	2
Price:	\$140,000	Baths:	1
Owner:	Region XII Council of Governments, Inc.	Garage:	N/A
SF Main Floor:	764	Type of Basement:	Full/unfinished
Year Built:	1947	Heat:	Forced Air
Patio/Deck:	Deck (front entry)	Fuel:	Gas

Newly renovated home with all new living space!
This is the perfect affordable home for a first-time homebuyer!

Interested purchasers need to meet 80% AMI or below based on household size for Carroll County. (see chart below) AND be a first-time homebuyer.

Carroll County								
%	1	2	3	4	5	6	7	8
80% AMI	\$53,700.00	\$61,350.00	\$69,000.00	\$76,650.00	\$82,800.00	\$88,950.00	\$95,050.00	\$101,200.00

For more information about this property or to answer questions about eligibility contact:

Karla Janning, Housing Programs Coordinator, kjanning@region12cog.org
 Ashley Owen, Housing Specialist, aowen@region12cog.org
 (P) 712-792-9914



REGION XII
 COUNCIL OF GOVERNMENTS



Chris Eddy – 515.577.4428

Donna Kinnick – 712.790.9539



110 5th Ave. Coon Rapids, IA 50058

www.commins.net



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.