

Chris Eddy – 515.577.4428

Donna Kinnick – 712.790.9539

Shelley Klocke – 712.830.7853



110 5th Ave. Coon Rapids, IA 50058

www.commins.net



Listing Information

Address: 305 1st Ave, Bayard, IA 50029

Owner: Karen D. Esslinger Revocable Trust

Occupant: Owner

Legal: S ½ of Lot 2 & Lot 3 Block 6

Kitchen/Dining Area:

Lot Size: 0.25 acres

SF Main Floor: 1,574 sq ft

SF Upper Floor: NA

SF Basement: NA

Year Built: 1920

Year Bought: 2001

Type of Construction: Frame

Color: Yellow

Patio/Deck: Screened-in Back Patio

Enclosed Porch: No

Open Porch: No

Electric Panel: Updated in 2010

Taxes: Gross \$474 Net \$272

Curtains/Blinds/Drapes: Included

Included: All appliances

Zoning: Residential

Price: \$95,000

Bedrooms: 2

Baths: 1

School District: Coon Rapids - Bayard

Ave. Utilities: \$335

Garage: Attached, 1 Stall

Drive Paved: Yes

Street Paved: Yes

Foundation:

Type of Basement: Crawl Space/Cellar

Heat: Forced Air

Fuel: Natural Gas

Air Conditioning: Central Air

Water Heater: Gas - New in 2017

Water: City

Sewer: City

Washer/Dryer Location: Main Floor

Water Softener:

Disposal: No

Possession Date: Upon Closing

Assessed Value: \$67,600

Remarks:

This well-maintained home is move-in ready and features numerous updates throughout. Improvements include a newer roof, windows, and flooring. All appliances are included and are in good working condition. The furnace, central air conditioning, and water heater have all been replaced within the past 10 years for added peace of mind. The home also offers a handicap-accessible entrance ramp and updated bathroom features for enhanced accessibility. Outside landscaping and mature trees create an inviting outdoor space. Relax and enjoy warm summer evenings on the screened-in back patio – the perfect spot to unwind.

Don't miss this opportunity. Call Community Insurance Agency at 712.999.2288 to schedule your private showing today!