

# FOR SALE!

**Listing Price: \$97,500**

**Address: 405 W Washington Street, Brighton, IA 52540**

**MLS#: 20171661**

**Parcel #: 14-31-126-013**

**Terms: Cash / New Loan Possession: Negotiable**

**Brief Legal Description: 04 A SW BRI OL 6 S 66 FT LOT 3 & S 66 FT OF E 5 FT 10IN**

**Lot Size: 66' X 148" + 66' X 214' + 19' X 66' ~ .37 Acres**

**Year Built: 1900 Style/Const: 1 1/2-Story Frame**

**Basement: Full, Partially Finished Foundation: Block**

**Exterior: House - Aluminum, Scr Porch - Ptd Vertical Wood, Garages - Ptd Wood**

**Roof: Asphalt Shingles - All New Shingles, Sheeting, Gutters/Downs in 2000**

**Screened Porch: 11' x 17' Wood Deck: 12' x 15'**

**Total Living Area: 1,585 sq ft School District: Washington**

**Gross Taxes: \$1,517.13 Net Taxes w/Homestead: \$ 1,342**

	Bsmt	1st	2nd	Floor Covering / Other
<b>Bedrooms:</b>		1		11'10" x 11'5" Carpet / Lighted Closet, Ceiling Fan
			3	11'6" x 11'2" E Carpet
				13'1" x 9'11" w Carpet
				13'1" x 11'6" sw Carpet / 2 Lighted Closets
<b>Bathroom:</b>			Full	6'9" x 7'10" Carpet / Tub, Closet
		3/4		7'6" x 8'8" + 3'x3'7" Vinyl / Wheelchair Accessible, Closet & Storage
		3/4		6'7" x 10'3" Carpet
<b>Eat-in Kitchen:</b>		X		11'3" x 15'11" Vinyl / 2 Lazy-Susans, Ceiling Fan
<b>Dining Room:</b>		X		13'2" x 15'6" Carpet / Window Seat w/Drawers
<b>Living Room:</b>		X		13' x 13'2" Carpet / Ceiling Fan
<b>Family/Rec Room:</b>	X			24' x 15'7"+17'9" x 12'4" Carpet / Ceiling Fan
<b>Craft Room/Storage:</b>			X	8'5" x 13'8" Linoleum / Sink & Cabinets, Storage, Fold-down Table
<b>Front Entry:</b>		X		4'3" x 6' Vinyl / Large Closet, Storage, Lead Glass Window
<b>Laundry Hookups:</b>	X			In Closet Electric
<b>Garage:</b>				22' x 24' 2-Car, Detached, Cement Floor, Workbench
<b>Garage / Storage:</b>				12' x 20' Detached, Wood Floor

**Appliances / Other Included:** Stove, Refrigerator & Dishwasher - All New in '15, Hood Vent, Wall Oven, Microwave, Disposal, Washer, Dryer, Portable Upstairs BR Baseboard Heater, Downstairs BR TV Bracket, Basement Stove, Refrigerator, Freezer, Water Softener, Bar & Stools, Pool Table

**Reserved Items:** Dehumidifiers, Arbor, Lawn Ornaments, Storage Shed

**Heating:** Wood-burner and Backup GFA Furnace

**Cooling:** Central Air

**Water Supply:** City

**Water Heater:** Elec, 52 Gallon

**Sewer / Septic:** Sewer

**Satellite/Cable-Ready:** Yes

**Alliant Energy Elec Budget:** \$127

**City of Brighton Avgs: Gas \$32.20, Water \$25.60, Sewer \$44.55, Garbage \$15.75**



*Lots of Space Inside and Out!  
Great Family Home!*



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