

# FOR SALE!

**Listing Price: \$129,000**

**Address: 714 S 9th Avenue, Washington, IA 52353**

**MLS#: 20166733**

**Parcel #: 11-20-226-008**

**Terms: Cash / New Loan**

**Possession: Negotiable**

**Legal Description: 09 01 PERDOCKS SD**

**Lot Size: 80' X 110'**

**School District: Washington**

**Year Built: 1961**

**Style/Const: 1-Story Frame**

**Basement: Crawlspace**

**Foundation: Concrete Block**

**Exterior: Wood w/Alum Soffit**

**Roof: Metal - New in 2014**

**Wood Fencing: Yes**

**Covered Patio: 12' x 15'**

**Living Area: 1,212 sq. ft.**

**Gross Taxes: \$ 2,048.37**

**Net Taxes w/Homestead: \$ 1,848**



**Move-In Ready!  
Metal Roof!**



	<u>Bsmnt</u>	<u>1st Flr</u>	<u>Dimensions</u>	<u>Floor Covering / Other</u>
<b>Bedrooms: NW</b>		2	12'3" x 11'9"	Carpet / Lighted, Double Closet, Ceiling Fan
<b>NE</b>			12'4" x 10'7"	Carpet / Lighted, Double Closet, Ceiling Fan
<b>Bathroom:</b>		1	9' x 7'8"	Carpet / Tri-View Mirrored Cabinet, Built-ins
		1/2	4'10" x 7'2"	Linoleum Tile / Cupboards, Storage Cabinet, Adjoins Laundry
<b>Kitchen w/Eating Area:</b>		X	17'7" x 11'9"	NEW Cali Bamboo Flooring / Wood Island, Ceiling Fan LOTS of Cupboards (!), Built-in China Cabinet
<b>Living Room:</b>		X	19'5" x 14'10"	Carpet / Ceiling Fan, Closet (Joins NE BR)
<b>Laundry Room:</b>		X	14'1" x 6'2"	Carpet / Elec HU, Sink, Ceiling Fan, Doors to Garage & Patio
<b>Garage:</b>		X	21' x 26'	2-Car Attached, 1 Opener, Pull Down Ladder to Storage

**Included Items:** Smooth-top Stove, Blt-in Microwave, Refrigerator, Garbage Disposal, Washer, Dryer, Water Conditioner, and Storage Shed are Included.

**Heating:** Hot Water, Baseboard

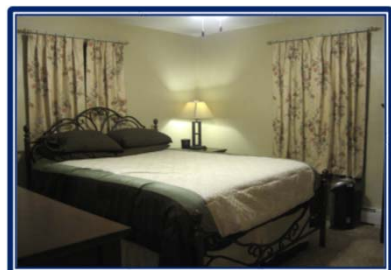
**Cooling:** Central Air

**Water Heater:** 30 Gallon, Electric

**Water Supply:** City

**Sewer / Septic:** Sewer

**Antenna/Satellite/Cable:** Cable



208 W. Main St., PO Box 113, Wayland, IA 52654-0113

**Call Toll Free!  
1-877-956-4505**

**Jo Trabert**

REALTOR®, Broker, C-CREC, CRB, GRI, SFR



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