

# Community Insurance Agency and Real Estate

110 5<sup>th</sup> Ave. Coon Rapids  
712 999 2288 or 800 657 5681; FAX: 712 684 5401  
Since 1963

[www.crcommunityinsurance.com](http://www.crcommunityinsurance.com)

*Donna Kinnick*  
712 790 9539

*John Hyland*  
712 830 1127

*Chris Eddy*  
712 999 2288

*Dave Walters*  
712 304 2496



## -----Listing Information-----

**Address:** 618 4th Ave.  
**Owner:** Robert and Doris Brumback  
**Occupant:** Owner  
**Legal:** Crawford's subd. Lots 1, 2, 3, 4, 5, and 6  
**Kitchen/Dining area:** Eating area in kitchen, formal dining  
**Lot size:** 0.517 acres  
**SF Main Floor:** 2,208  
**SF Upper Floor:** n/a  
**SF Basement:** 2,448  
**Year built:** 1998  
**Year bought:** Original owner, 1991  
**Type of Construction:** One-story brick  
**Color:** Brick  
**Patio/Deck:** 379 sf wood deck, 150sf concrete patio  
**Enclosed Porch:** n/a  
**Open Porch:** n/a  
**Electric Panel:** 1998  
**Taxes: Gross** \$3,512 **Net:**  
**Curtains/Blinds/Drapes:** Included  
**Included:** All stainless steel appliances  
**Zoning:** Residential

**Price:** \$295,000  
**Bedrooms:** 4  
**Baths:** 3 1/2  
**School District:** Coon Rapids-Bayard  
**Ave. Utilities:** \$249/month  
**Garage:** 3-car, oversized  
**Drive Paved:** Yes  
**Street Paved:** Yes  
**Foundation:** Poured concrete  
**Type of basement:** Full, 75% finished  
**Heat:** Forced air, high efficiency  
**Fuel:** Gas  
**Air conditioning:** Central air, high efficiency  
**Water heater:** Yes  
**Water:** CRMU  
**Sewer:** CRMU  
**Washer and dryer location:** One set on each level  
**Water Softener:** No  
**Disposal:** Yes  
**Possession Date:** Upon closing  
**Assessed Value:** \$206,959

**Remarks:** Very well constructed brick home on a large corner lot w/mature trees. The home features large bedroom and living spaces. Kitchen area includes built in appliances, ample counter space and beautiful cabinets. Basement area has possible income source if elected to use as a separate apartment area. Extensive landscaping with a natural rock stream through the backyard, brick gazebo and natural stone seating area. One-of-a-kind listing in Coon Rapids. Call for a showing today!

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.