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# COMMUNITY INSURANCE AGENCY

110 5th Ave. Coon Rapids, IA 50058

www.crcommunityinsurance.com



## Listing Information

**Address:** 112 and 116 Main St  
**Owner:** Phillip Frohlich Life Estate  
**Occupant:** Vacant  
**Legal:** Milwaukee Block 26 Lots 7, 8, 9 and E 20' of lot 10 and N 8' of alley  
**Kitchen/Dining area:** Open kitchen  
**Lots size:** 50 x 142 and 45 x 150  
**SF Main Floor:** 1,344  
**SF Upper Floor:** 768  
**SF Basement:** 768  
**Year built:** 1920  
**Year bought:** 1987  
**Type of Construction:** Frame  
**Color:** Gray  
**Patio/Deck:** 112 sf wood deck  
**Enclosed Porch:** 112 sf  
**Open Porch:** NA  
**Electric Panel:** Basement and garage  
**Taxes: Gross:** \$1,437 **Net:**  
**Curtains/Blinds/Drapes:** Included  
**Included:** NA  
**Zoning:** Residential

**Price:** \$128,500  
**Bedrooms:** 4  
**Baths:** 2 1/2  
**School District:** CR-B  
**Ave. Utilities:** \$384/mth.  
**Garage:** Oversized one-car  
**Drive Paved:** Yes  
**Street Paved:** Yes  
**Foundation:** Cement  
**Type of basement:** Unfinished  
**Heat:** Forced air furnace  
**Fuel:** Natural gas  
**Air conditioning:** Central  
**Water heater:** Gas  
**Water:** City  
**Sewer:** City  
**Washer and dryer location:** Master bedroom closet  
**Water Softener:** Yes  
**Disposal:** Yes  
**Possession Date:** Upon closing  
**Assessed Value:** \$82,930

**Remarks:** Four-bedroom home with a large yard and located across from a city park. Open kitchen, main level master bedroom and laundry. Newer roof and siding. Great Main St. location! Call Chris or John for a showing.

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.