

# Community Insurance Agency

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



## Listing Information

**Address:** 408 5th Ave., Coon Rapids  
**Owner:** Casi Willenborg  
**Occupant:** Tenant  
**Legal:** Bradley & Cretsingers Add Block 1, Lot 3 and South 40' of Lot 2  
**Kitchen/Dining area:**  
**Lot size:** 90 x 142  
**SF Main Floor:** 1,154  
**SF Upper Floor:** 309—finished attic—loft  
**SF Basement:** 884  
**Year built:** 1902  
**Year bought:** 2012  
**Type of Construction:** Frame  
**Color:** Blue  
**Patio/Deck:** Covered concrete patio—180 sf  
**Enclosed Porch:** na  
**Open Porch:** 208 sf front porch  
**Electric Panel:** Breakers  
**Taxes: Gross \$933 Net:**  
**Curtains/Blinds/Drapes:** included  
**Included:** Refrigerator, stove, microwave, dishwasher  
**Zoning:** Residential

**Price:** \$72,900  
**Bedrooms:** 3  
**Baths:** 1 full-main level/toilet & sink-basement  
**School District:** Coon Rapids-Bayard  
**Ave. Utilities:** \$180/month  
**Garage:** basement stall—1 car  
**Drive Paved:** Yes  
**Street Paved:** Yes  
**Foundation:** Cement  
**Type of basement:** Full unfinished  
**Heat:** Gas - forced air  
**Fuel:** Natural gas  
**Air conditioning:** Central  
**Water heater:** Gas—new in 2014  
**Water:** CRMU  
**Sewer:** CRMU  
**Washer and dryer location:** Basement  
**Water Softener:** None  
**Disposal:** Yes  
**Possession Date:** Upon closing  
**Assessed Value:** \$54,955

**Remarks:** Very nice three-bedroom home, large living area with high ceilings. Spacious kitchen and dining area. New flooring and paint throughout the main level. Quiet front porch and landscaped planting areas. Extra large lot with mature trees. 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.