

Chris Eddy—712 999 2288  
John Hyland—712 830 1127  
Donna Kinnick—712 790 9539



110 5th Ave. Coon Rapids, IA 50058



#### Listing Information

**Address:** 732 7th Ave.  
**Owner:** Sue Oliver Trust  
**Occupant:** Vacant  
**Legal:** Block 2 Lot 13 Seastrom  
**Kitchen/Dining area:** Open  
**Lot size:** 60 x 136  
**SF Main Floor:** 1,414  
**SF Upper Floor:**  
**SF Basement:** 774 sf—partially finished  
**Year built:** 1952  
**Year bought:** 2017  
**Type of Construction:** Frame  
**Color:** White  
**Patio/Deck:** 335 sf  
**Enclosed Porch:** None  
**Open Porch:** None  
**Electric Panel:** Newer—updated  
**Taxes: Gross:** \$1884 **Net:**  
**Curtains/Blinds/Drapes:** Included  
**Included:** Washer and dryer, stove and refrigerator  
**Zoning:** Residential

**Price:** \$125,000  
**Bedrooms:** 3  
**Baths:** 3  
**School District:** Coon Rapids-Bayard  
**Ave. Utilities:** \$216/mth  
**Garage:** Two-car—24' x 28'  
**Drive Paved:** Yes  
**Street Paved:** Yes  
**Foundation:** Poured concrete  
**Type of basement:** Full, partially finished  
**Heat:** Gas  
**Fuel:** Gas  
**Air conditioning:** Central  
**Water heater:** Newer  
**Water:** City  
**Sewer:** City  
**Washer and dryer location:** Main level—master closet  
**Water Softener:** Yes  
**Disposal:** Yes  
**Possession Date:** Upon closing  
**Assessed Value:** \$108,740

**Remarks:** Charming three-bedroom home located close to CR-B Schools. Large deck with quiet backyard area and mature trees. Heated two-car garage. Additional living area in the basement. Located on a quiet cul-de-sac. Available immediately. 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.