

Todd Realty
402-494-3075

Prepared for:

Buyer

May 14, 2008

Prepared by:

Todd Realty Broker

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Address: **1101 Edgewater**
Sioux City, IA 51109

List Price: **\$109,950**
Listing #: **0801128**

Status: **Active**
MLS Area: **Sioux City, IA**

Style: **Ranch**
Ownership: **Single Family**

Total Bdrms: **3**
Total Baths: **1.75**

Very nice smaller 3 bedroom home on a level corner lot with 16 X 37 carport. Ready to move into.

Comments **Currently rented. Carport has 3 sides enclosed, easy to finish as a garage.**

Residence Information

Yr Built: **1962**
Occupant: **Renter**

Roof: **Shingle**
Exterior: **Vinyl**
Trim Type: **Mixed**

Above Grade **999**
Main Sq. Ft.: **999**
Below Grade **520**
Total Sq. Ft.: **1519**

Fireplaces:
Fireplace

Included: **range, range hood.**
Not Included:

Basement: **Part finished**
Walk-Out: **No**

AC Type: **Central**
Heat Type: **Forced Air**
Water: **Included**

Garage Type: **None**
Garage Stalls:
Garage SF:
Driveway: **Concrete**

Avg. Utilities:
Assc Fee:

Amenities

Built Ins
Computer area
Eat-In Kitchen
Smoke Detector

Rooms

<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Living	14X15	carpeted, bay window
Main Floor	Kitchen	10X15	computer area
Main Floor	Bedroom	10X12	w/closet
Main Floor	Bedroom	10X8	w/closet
Main Floor	Bedroom	10X9	w/closet
Main Floor	Full Bath	12X6	
Basement	Family Room	12X25	With Bar
Basement	Other	22X10	could be bedroom (no egress), w/closet
Basement	Laundry	12X15	w/.75 bath
Basement	Other	12X6	storage room
Main Floor	Other	16X37	Carport - 3 enclosed sides

Property Information

Acres: .13
 Lot Size: 7154 sq. ft.
 Frontage Ft.:
 Depth Ft.:

Total Taxes: 1538
 Tax
 Tax Year:
 Assmts:

Elem Sch: Riverside
 Mdl/JH School: Westside Middle
 Senior High: West High

Water Type: City
 Sewer Type: City
 Fuel Type: Natural Gas

Region: Riverside
 S-T-R: --

Flood:
 Zoning:

Possession: close
 Terms:

Plat:
 Parcel: 157110

Abstract Loc.: Owner
 Assessed: \$76,900

Latitude:
 Longitude:

Legal Lot 20, Blk 8, Edgewater 3rd, Sioux City, Woodbury Co., Iowa

Property Features

Level Lot
 Trees

Pictures

