

Todd Realty
402-494-3075

Prepared for:

Buyer

April 17, 2008

Prepared by:

Todd Realty Broker

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Address: **112 Iowa St.**
Hubbard, NE 68741

List Price: **\$269,950**
 Listing #: **0800279**

Style: **Contemporary**
 Ownership: **Single Family**

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

Total Bdrms: **2**
 Total Baths: **2.5**

Beautiful home in rural community close to the city. 2 fireplaces, solid oak throughout, 4-season room, formal dining double-deck patio, gazebo. Small town living within 15 minutes of the malls. Second full kitchen in the basement
 Comments **A must see! Will be minutes from proposed Pigeon Creek Recreation area with 228 acre lake and 300+ acres recreation/camping. Plenty of room to for two bedrooms in the lower level.**

Residence Information

| | |
|--|--------------------------------|
| Yr Built: 2002 | Basement: Part finished |
| Occupant: Owner | Walk-Out: No |
| Roof: Shingle | AC Type: Central |
| Exterior: Vinyl | Heat Type: Forced Air |
| Trim Type: | Water: Included |
| Above Grade 2332 | Garage Type: Attached |
| Main Sq. Ft.: 2332 | Garage Stalls: 2 |
| Below Grade 2332 | Garage SF: 504 |
| Total Sq. Ft.: 4664 | Driveway: Concrete |
| Fireplaces: 2 | Avg. Utilities: |
| Fireplace Electric | Assc Fee: |
| Included: Refrigerator, stove, microwave, dishwasher, Kinetico Water purifier system, all Hunter Douglas window treatment | |
| Not Included: 2nd kitchen appliances | |

Amenities

- Built Ins**
- Deck**
- Eat-In Kitchen**
- Fireplace**
- Foyer**
- French Doors**
- Garage Door Opener**
- Hardwood Floors**
- Landscaping**
- Main Floor Laundry**
- Master Bath**
- Mstr Bdr Walk-In Closet**
- New Bath**
- New Kitchen**
- Patio**
- Skylight**
- Smoke Detector**
- Sprinkler System**
- Storage Shed**
- Whirlpool**

Rooms

| <u>Floor</u> | <u>Room</u> | <u>Size</u> | <u>Description</u> |
|--------------|----------------|-------------|--|
| Main Floor | Living | 15X23 | Beautiful Electric Fireplace, excellent view |
| Main Floor | Kitchen | 15X12 | Lots of Oak cabinets. Sink & Seating Island |
| Main Floor | Dining | 12X21 | Adjoins kitchen. Solid Oak floor. |
| Main Floor | Master Bedroom | 15X15 | 9X14 walk-in closet, door to 4-season room |
| Main Floor | Full Bath | 7X11 | Whirlpool tub, 2 sink areas, shower separate, skylight |
| Main Floor | Other | 15x14 | 4-season sunroom off of Livingroom & Bedroom |
| Main Floor | Bedroom | 10x10 | |
| Main Floor | Other | 6X8 | Foyer with 5 ft. coat closet |
| Main Floor | 1/2 Bath | 4X7 | |
| Main Floor | Dining | 14X23 | Formal Dining Room off of Foyer |
| Main Floor | Laundry | 5X6 | Off of kitchen dining area |
| Basement | Family Room | 14X53 | eggress windows, electric fireplace |
| Basement | Family Room | 14X15 | Adjoins large family room |
| Basement | 3/4 Bath | 5X13 | |
| Basement | Kitchen | 7X16 | handy basement kitchen w/cabinets |
| Basement | Other | 22X40 | Store room w/block walls |

Property Information

| | | | |
|----------------|---|--------------|---------------------|
| Acres: | .22 | Total Taxes: | 2915 |
| Lot Size: | 11250 Sq. Ft. | Tax | |
| Frontage Ft.: | 75 | Tax Year: | 2007 |
| Depth Ft.: | 150 | Assmts: | None |
| Elem Sch: | Emerson-Hubbard | Water Type: | City |
| Mdl/JH School: | Emerson-Hubbard | Sewer Type: | City |
| Senior High | Emerson-Hubbard | Fuel Type: | Electric |
| Region: | Surrounding Areas/Other | Flood: | Not Required |
| S-T-R: | -- | Zoning: | |
| Possession: | close | Plat: | Orig. Town, Hubbard |
| Terms: | Cash or Conventional | Parcel: | 220001820 |
| Abstract Loc.: | | Latitude: | |
| Assessed | \$163,055 | Longitude: | |
| Legal | Lot 4 & North 1/2 Lot 5, Block 3, Hubbard | | |

Property Features

Landscaping
Level Lot
Sprinkler System

Pictures

