



Vincent & Sue Glass
72 Mary Street
Clermont, Iowa
Reduced to: \$149,500



STYLE	1 story with 1/2 finished attic	BEDROOMS	4 (1 1st flr & 3 2nd flr)
BUILT IN	1992	BATH	2 full (1 on each flr)
SQ. FT.	1,691	LAUNDRY/UTIL.	1st floor in bathroom
CURRENT TAXES	\$1,702/yr net	PATIO	Brick with fire pit
LOT SIZE	88 x 120 & 88 x 120	DECK - 680 sq. ft.	Large wrap around
SCHOOL DIST.	Valley Community	DRIVEWAY	Concrete
ROOF TYPE	Asphalt shingle	FIREPLACE	No (does not stay)
EXTERIOR	Vinyl	A/C	Central
INTERIOR WALLS	Sheetrock/textured	HEAT	Forced air L.P.
FOUNDATION	Treated wood	L.P. TANK	Stays (owned)
GARAGE	2 car attached	W. HEATER	Gas; 40 gallon
ADD'L IMPROV.	Utility shed - 18' x 32'	WATER/SEWER	City services

Included: Water softener, microwave, window treatments. Appliances & electric fireplace negotiable. Washer & dryer are also negotiable. Utility cost: L.P. 800 gallons per year @\$1.60 average per gallon. Electric - \$80 per month. Water/ sewer/garbage - \$45 per month.

Northeast Iowa Appraisal and Real Estate
115 South Vine Street
West Union, IA 52175
563-422-3285
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This information was obtained from sources deemed reliable but is not guaranteed by the listing broker.

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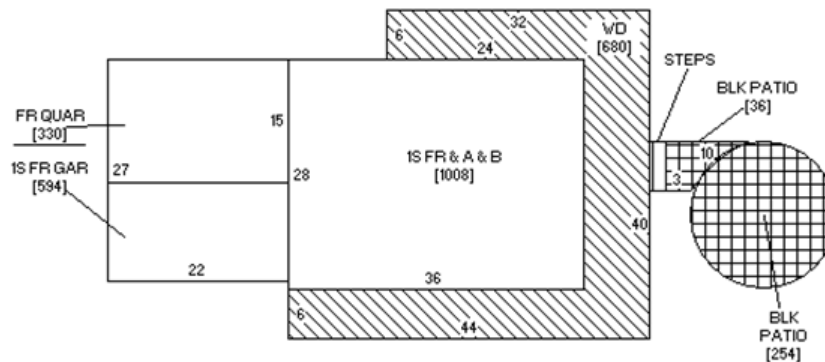
The home was constructed in 1992 and is located on a very private lot and street near the camp ground in Clermont. There is considerable landscaping including fencing, deck, patio with fire pit and many trees. There are 2 lots totaling nearly 1/2 acre (.48). The home has a vaulted ceiling over the living and kitchen area that is open to the 2nd floor hallway. The first floor has a bedroom with private access to the 1st floor bath. This is currently used as an office, but originally was used as a bedroom. Other rooms on the 1st floor include the open kitchen - living area and dining area.

The 2nd floor includes 3 bedrooms and a full bath. The main bedroom is over the garage and has 330 sq. ft. The other 2 bedrooms are accessed by the hallway and the hallway is open, overlooking the vaulted ceiling of the kitchen/living area.

Improvements include, roof shingles in 2001, yard fence in 2009, living/dining room carpet in 2010, deck and patio in 2008, L.P. furnace & air conditioning in 2008, and water heater & softener in 2008.

The basement is unfinished, but has potential to have a large finished room. Although the property is located near the Turkey River, an elevation survey has been completed and the home has been removed from the Special Flood Hazard Area (SFHA). The SFHA is an area that would be inundated by the flood having a 1 percent chance of being equaled or exceeded in any given year.

The storage building is 18'x 32' and has steel roof and siding. There are 2 overhead garage style doors, one on each end. The east door has an electric opener. The building has a loft with floor and considerable shelving for storage. The building has 2 windows and a service door.



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Living room



Kitchen



Living and dining area



Dining room

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Master bedroom

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The red lines indicate property lines and are for reference only. The dimensions on this map are approximates. A survey of the land has been completed and the 4 corners of the 2 combined lots are marked with posts. The survey is recorded in the Fayette County records as Book 2008, Page 2441 and is available upon request.



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