



KENT FARM MANAGEMENT & REAL ESTATE

CHARITON, IOWA

P. O. Box 675, 923 Braden Ave.
Chariton IA 50049
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Website: www.kentfarmgmt.net

Listing: #1924
Property Address: 101 Tipperary, Melrose, IA.
Price: *\$84,900.00 for house, single car garage and empty lots
School District: Albia Schools (or open enroll in Chariton Community Schools)
Rooms: 8
Bedrooms: 3
Baths: 2
Type Property: Single Family Dwelling
Construction: 2 Story Frame
Es. Sq. Ft.: 1,960
Lot Size: *House sits on 132' x 132', empty lots total 132'x132', with bldg on an add'l 132'x132' (see map)
Taxes: \$1,452.00 house only or \$1,760.00 House w/lots & bldg annually
Type Heating: LP Gas
Air Conditioning: Central
Utilities: Alliant Energy
Water: Rathbun Rural Water
Sewer: Rathbun Rural Water
Garage: Single car detached
Deck: Stamped concrete patio
Basement: Partial, unfinished
Type of Foundation: Block
Year Built: 1900
Utility Room: On main floor
Floor Covering: Tile, carpet, & laminate
Type Roof: Metal
Dining Room: Yes, open to kitchen
Insulation: Not checked
Terms: Cash or conventional financing



Agent: Hilary Masters
To Show: Kent Farm Mgmt & Real Estate
Phone: 641-774-8676 or cell 641-203-1881
Email: hilarymasters@hotmail.com
Owners: Robert and Theresa Briggs

Remarks: This family home has lots to offer! Featuring a large eat-in kitchen, open dining room, and living room abundantly sized for an office or family area. The newer addition is where you'll find a mudroom, laundry area, and a full bath with a jetted bathtub. Three nicely sized bedrooms, a storage room serving as a walk-in closet, and another full bath are on the second floor. Amazing yard, single car garage and the option to purchase empty lots and a 3+ stall building for all your storage needs! Approximately 10 miles from Rathbun Lake.

Items to Remain: All appliances including refrigerator, cook top & oven, dishwasher, microwave, and washer & dryer.

*House, single car garage and empty lots can be purchased for \$84,900.00 or whole property including 30' x 60' building for \$118,000.00.