

# FOR SALE!

**Listing Price: \$169,900**

**Address: 204 W 2nd Street, Casey, IA 50048**

**MLS#: 6016948**

**Parcel #: 0001134900 - Guthrie County**

**Terms: Cash / New Loan**

**Possession: Negotiable**

**Legal Description: LOTS 9 & 10 BLK 07 WOODS ADD**

**Lot Size: 90' x 130'**

**School District: Adair-Casey**

**Year Built: 1900**

**Style/Const: 2-Story Frame**

**Basement: 458sq ft., Unfinished**

**Foundation: Conc Block & Hollow Clay Tile**

**Exterior: Wood**

**Roof: Metal w/Newer Gutters & Downs ('18)**

**Front Porch: 24' x 5'**

**Back Patio: 6' x 4'**

**Living Area: 1,900 sq ft**

**Gross Taxes: \$ 2,300.17**

**Net Taxes w/Homestead: \$ 2,094**

	1st Flr	2nd Flr	Dimensions	Floor Covering / Other
<b>Bedrooms:</b>		3	13'5" x 12'6"	Wood / Ceiling Fan, Lighted Closet
			12' x 9'9"	Wood / Ceiling Fan, Lighted Closet
			9'9" x 9'4"	Carpet / Closet, Access to Walk-up Attic
<b>Bathroom:</b>	3/4		9'3" x 4'7"	Tile / Pedestal Sink, LG Washer~Dryer, Cupboards, Med Cabinet
		Full	9'6" x 5'10"	Tile / Tub~Shower
<b>Kitchen:</b>	X		13'5" x 13'1"	Laminate / Orig Built-in Cupboard, Slide-out Shelving, Desk Area, Ceiling Fan
<b>Dining Room:</b>	X		15' x 12'8"	Wood / Orig Built-in Cupboard, Bay Window Seat, Ceiling Fan
<b>Living Room:</b>	X		14'10" x 13'4"	Wood / Wood & Glass Panel French Doors, Ceiling Fan
<b>Study/Office:</b>	X		11'10" x 9'10"	Wood / Glass Panel French Door, Lighted Storage Closet
<b>Sunroom:</b>		X	13'1" x 9'5"	Wood / Ceiling Fan
<b>Garage:</b>			15' x 26'	1-Car, Detached - Cement Floor, Storage Loft

**Appliances Included:** Black Stainless Samsung Wi-Fi Compatable Gas Stove w/Double Convection Oven ('17), Stainless Microwave, Black Stainless Samsung Refrigerator ('17), Kitchenaid Dishwasher

**Other:** Vinyl Clad Double Pane Tilt In Windows, CleanSpace® Crawl Space Vapor Barrier w/Alarm,

**Yard/Garden:** Strawberries, Rhubarb, Cherry Tree, Clematis, Lillies, Clothesline

**Reserved:** (3) Iron Trellises, Rocks for Edging at Garage SE Corner

**Heating:** Lennoxs, Gas Forced Air w/Newer Whole House Humidifier ('17)

**Cooling:** Central

**Water Heater:** Elec, 50 Gallon ('17)

**Dehumidifier:** AprilAire® ('17)

**Alliant Energy Elec & Gas Budget:** \$243/mo

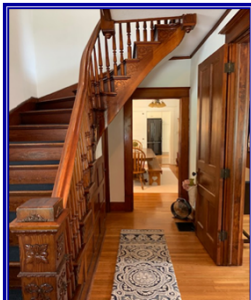
**Water Supply:** City

**Sewer / Septic:** Sewer

**Antenna/Satellite/Cable:** Cable



**Immaculate Home & Yard!**



208 W. Main St., PO Box 113, Wayland, IA 52654-0113

**Call Toll Free!**  
**1-877-956-4505**

**Jo Trabert**

REALTOR®, Broker, C-CREC, CRB, GRI, SFR

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