

For Sale!

Listing Price: \$99,000

Address: 201 N Farmer St., Brighton, IA 52540

SEIRBOR MLS#: 6127876

Parcel #: 1431126009

Terms: Cash / New Loan Possession: Negotiable

Legal Description: 07 A SW BRIGHTON OL

Lot Size: 66 x 132 School District: Washington

Year Built: 2000 Style/Const: Ranch / Frame

Exterior: Vinyl Foundation: Poured

Roof: Asphalt Shingles Deck: 16 x 12 Composite

Living Area: 1,188 sq ft

Gross Taxes: \$ 1,529.39 Net Taxes w/Homestead: \$ 1,342

	<u>Bsmt</u>	<u>1st Flr</u>	<u>Dimensions</u>	<u>Floor Covering / Other</u>
Bedrooms:		2	13'8" x 11'9" 13'8" x 11'9"	Laminate / Closet, Ceiling Fan Wood Parquet / Closet, Ceiling Fan
Bathroom:		Full	8'7" x 4'10"	LVT / Tub-Shower
Eat-In Kitchen:		X	18' x 14'	Wood / Ceiling Fan, Sliding Door to Deck
Living Room:		X	25' x 15'	Carpet / Ceiling Fan
Laundry:		X	10'2" x 6'2"	Carpet & Wood / Elec Hookups
Garage:			20' x 24'	1-Car Detached w/Workbench, Cement Floor

Included Items: Gas Stove, Microwave, Dishwasher, Disposal, Sump Pump

Reserved Items: Refrigerator, Washer, Dryer, Fireplace Mantel & Insert

Other: Stove & Microwave Currently in Kitchen to Be Replaced with Other Units.

Heating/Cooling: Forced Air, Gas **Alliant Avg - Elec:** \$99 **City of Brighton Gas/Wtr/Swr/Grb:** \$100-150

Water Heater: Gas, 50 Gallon **Water Supply:** City **Sewer / Septic:** Sewer **Satellite/Cable Hookups:** Yes



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

Visit Our Website www.benchmark-realestate.com

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Call Toll Free!
1-877-956-4505

Jo Trabert
REALTOR®, Broker, C-GREC, CRB, GRI, SFR

