

# For Sale!

**Listing Price: \$135,900**

**Address:** 1092 Walnut Ave., Bldg C Unit 210, Riverside, IA 52327

**MLS#:**

**Parcel #:** 0403376034

**Terms:** Cash or New Loan

**Possession:** Upon Closing

**Legal Description:** 03 77 06 WALNUT TOWERS/CONDO/UNIT210 BLDG B & 1/66 INT IN COMMON ELEMENTS

**Lot Size:** CONDO

**School District:** HIGHLAND

**Year Built:** 2008

**Style/Const:** 1 Story Frame

**Exterior:** Brick & Vinyl

**Foundation:** Concrete

**Roof:** Asphalt Shingles

**Deck:** 8' x 11'6"

**AGF Sq Ft:** 995

**HOA Dues:** \$170/mo Non-Owner Occupied, \$160/mo Owner Occupied

Includes Lawncare, Snow Removal, Pest Control, Garbage, Ext Maintenance, and Maintenance, Lighting, & Insurance of Common Areas

**Gross Property Tax:** \$2,104

**Net Property Tax w/Homestead:** \$1,944

	1st	2nd	3rd			
	Ground	Flr	Flr	Flr	Dimensions	Floor Covering / Other
<b>Bedrooms:</b>			2		14'4" x 12'10"	Carpet / Double Closet, 3/4 Bath
					11'6" x 10'10"	Carpet / Double Closet
<b>Bathroom :</b>			3/4		9'10" x 5'1"	Vinyl / In MBR, Shower w/Seat
			1		11' x 5'11"	Vinyl / Tub-Shower
<b>Kitchen:</b>			X		11'6" x 10'1"	Laminate / Breakfast Bar
<b>Living Rm:</b>			X		17'6" x 16'5"	Carpet / Elec Fireplace
<b>Garage:</b>	X				1 Space	Opener
<b>Appliances/Other:</b>	Electric Smooth Top Stove w/Microwave, NEW Side-by-Side Refrigerator w/Water & Ice in Door, Dishwasher, Garbage Disposal, Washer, Dryer					

**TV Hookups:** Satellite & Cable

**Heating:** Gas Forced Air

**Cooling:** Central

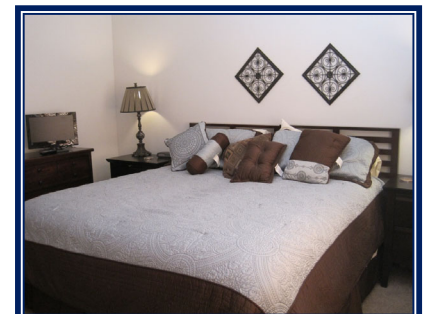
**Water Heater:** Elec, 30 Gallon

**Water Supply& Sewer:** City



### UTILITY AVERAGES

<b>ELEC</b>	Eastern Iowa Light & Power - \$69/mo
<b>GAS</b>	MidAmerican Energy - \$12/mo
<b>WTR/SWR</b>	City of Riverside - \$50-75/mo



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

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

**Jo Trabert**

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