



**Layne and Barb Frieden  
300 Moore Street  
Elgin, Iowa  
Reduced to \$97,000**

Move-in ready ranch on nice sized lot located 3 blocks from Main Street & several churches. This home features totally remodeled bath, newer family room addition, full, finished basement and attached double garage. Nice!

<b>STYLE</b>	One story frame	<b>BEDROOMS</b>	2, master w/walk-in closet
<b>BUILT IN</b>	1975	<b>BATH</b>	1-1st floor; 3/4-basement
<b>SQ. FT.</b>	1280 sq ft	<b>LAUNDRY</b>	Basement
<b>CURRENT TAXES</b>	\$970/yr net	<b>DECK</b>	12 x 12
<b>LOT SIZE</b>	75 X 94	<b>DRIVEWAY</b>	Paved
<b>SCHOOL DIST.</b>	Valley Community	<b>FIREPLACE</b>	No
<b>ROOF TYPE</b>	Asphalt	<b>A/C</b>	Yes
<b>EXTERIOR</b>	Vinyl	<b>HEAT</b>	Electric Radiant heat
<b>INTERIOR WALLS</b>	Sheetrock	<b>W. SOFTENER</b>	Yes
<b>SUMP PUMP</b>	No	<b>W. HEATER</b>	Electric
<b>BASEMENT</b>	Full, finished	<b>WATER</b>	City
<b>BSMT FLOOR</b>	Carpet/laminate	<b>SEWER</b>	City

**Basement finished with family room, 3/4 bath, and 3 non-conforming bedrooms.**

**Northeast Iowa Appraisal and Real Estate**

115 South Vine Street  
West Union, IA 52175  
563)422-3285

[www.neiar.com](http://www.neiar.com)

Leanne Cline 563)920-3055

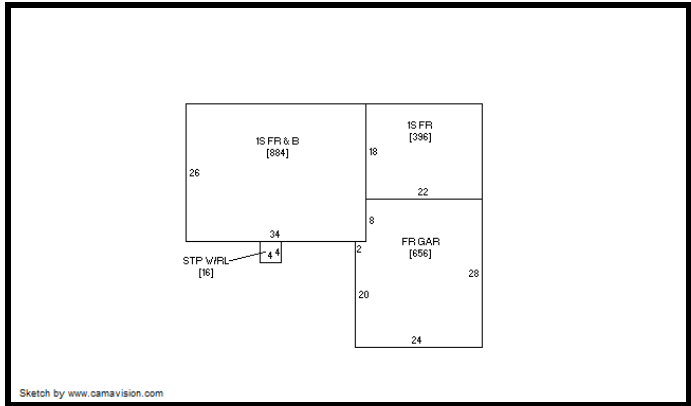
[leanne@neiar.com](mailto:leanne@neiar.com)



This information was obtained from sources deemed reliable but is not guaranteed by the listing broker.



**Layne and Barb Frieden  
300 Moore Street  
Elgin, Iowa**



**Northeast Iowa Appraisal and Real Estate**  
115 South Vine Street  
West Union, IA 52175  
563-422-3285

[www.neiar.com](http://www.neiar.com)  
**Leanne Cline - 563)920-3055**  
[leanne@neiar.com](mailto:leanne@neiar.com)



This information was obtained from sources deemed reliable but is not guaranteed by the listing broker.