



**Frances Graham
301 North Vine Street
West Union
\$90,000**

This large full 2 story home with attic access has all the traditional 2 story charms. All natural wood working, large open stairway, formal "parlor", large pocket doors, and 5 bedrooms. Nicely landscaped with a 2 car garage (side street access).

STYLE	2 story frame	BEDROOMS	5
BUILT IN	1903	BATH	2 1/2
SQ. FT.	2,660	LAUNDRY	1st level
CURRENT TAXES	\$1,176/yr net; homestead	ENCLOSED PORCH	80 sf side; 99 sf rear
LOT SIZE	94 x 100	PORCH	48 sf front open
SCHOOL DIST.	North Fayette	DRIVEWAY	Concrete
ROOF TYPE	Asphalt shingles	FIREPLACE	Old coal fired (not used)
EXTERIOR	Aluminum	A/C	Window
INTERIOR WALLS	Plaster/paper/paneling	HEAT	Natural gas; hot water
FOUNDATION	Stone	CORNER LOT	Yes
GARAGE (576 sq.ft.)	2 car attached/outside entry	W. HEATER	Gas
BASEMENT	Full; unfinished	SEWER	City
BASEMENT FLOOR	Concrete	WATER	City

The fireplace in the living room could be converted to gas. It was originally coal fired and is quite ornate. Included: Refrigerator, window air conditioner, washer & dryer

**Northeast Iowa Realty & Appraisal, Inc.
115 South Vine Street
West Union, IA 52175
563-422-3285
www.northeastiowarealty.com
Jay Jensen - 563)920-1248
jcj@northeastiowarealty.com**



The home is located on a corner lot that is zoned Highway Commercial. Permitted uses include but are not limited to: business and professional offices & studios, retail businesses, personal service and repair shops, motel/hotel, drive-in bank and many other uses. Any use permitted in the R-2 Mixed Residential District is also permitted. This could include day care centers, churches or temples, rooming or boarding house (bed and breakfast), group housing, multiple family dwellings, and others.

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



**Frances Graham
301 North Vine Street
West Union**



4 - 2nd level bedrooms



Large open stairway



Several sets of
"pocket doors"



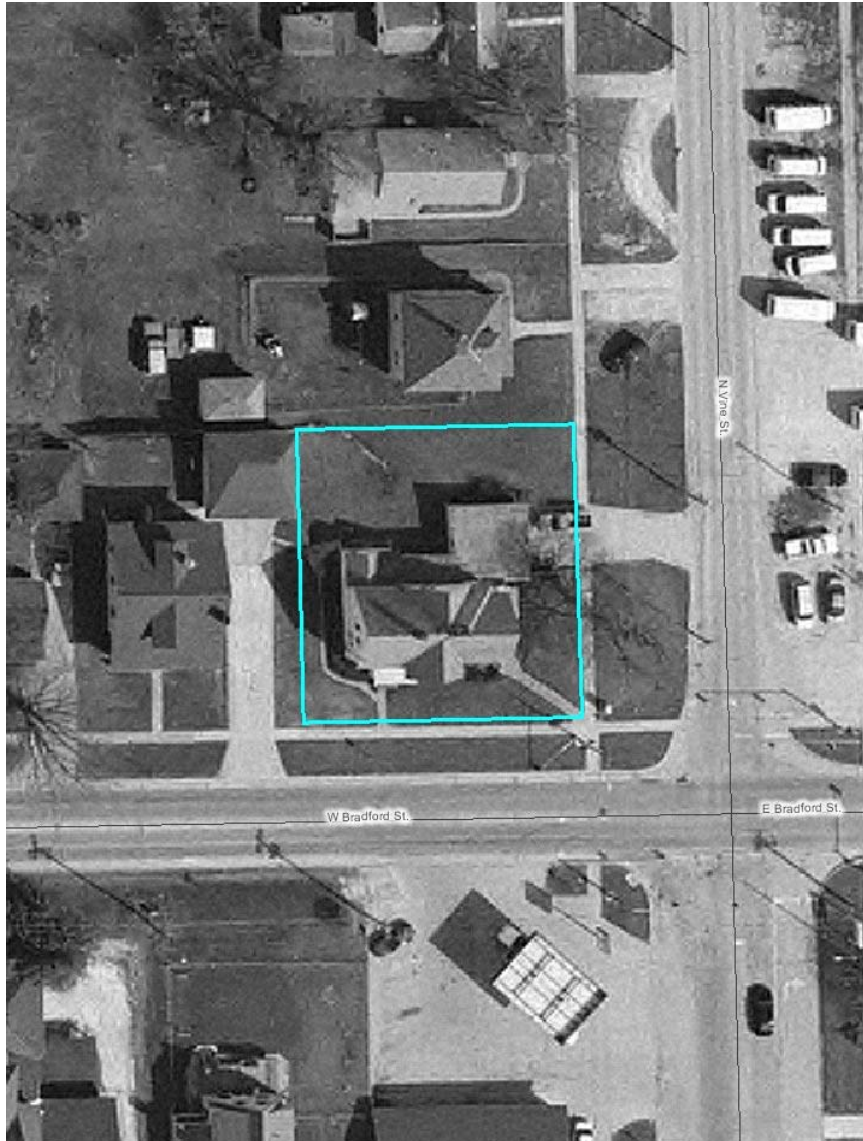
Fireplace



Northeast Iowa Realty & Appraisal, Inc.
115 South Vine Street
West Union, IA 52175
563-422-3285
www.northeastiowarealty.com
Jay Jensen - 563)920-1248
jcj@northeastiowarealty.com



**Frances Graham
301 North Vine
West Union**



**Northeast Iowa Realty & Appraisal, Inc.
115 South Vine Street
West Union, IA 52175
563-422-3285
www.northeastiowarealty.com
Jay Jensen - 563)920-1248
jcj@northeastiowarealty.com**



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