



**Frances Graham  
301 North Vine Street  
West Union  
Reduced to \$85,000**

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).

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



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4 - 2nd level bedrooms



Large open stairway



Several sets of  
"pocket doors"



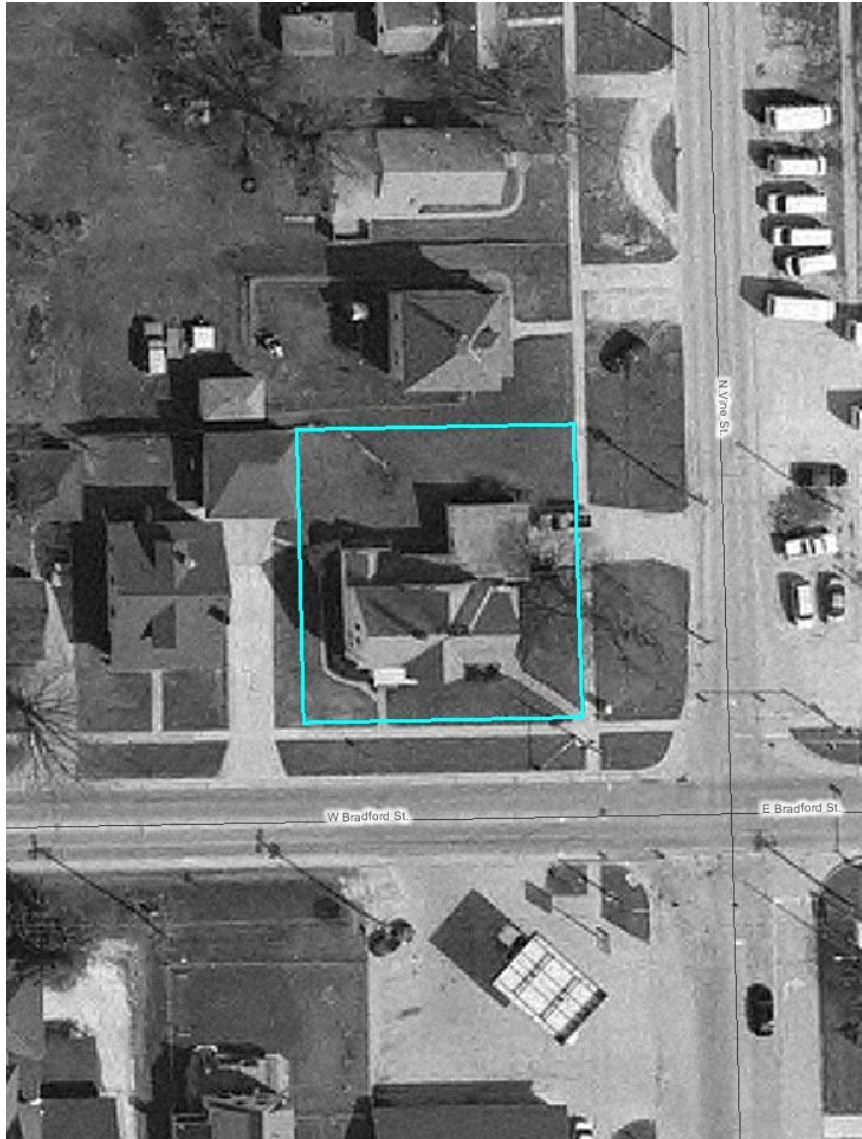
Fireplace



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