

**Residential**  
**817925 Active**

**305 2nd Ave N**  
**Hospers, IA 51038**

**L**



<b>Style</b>	Ranch	<b># Bedrooms</b>	2
<b>County</b>	Sioux	<b># Baths</b>	2.00
<b>MLS Area</b>	Iowa-Other	<b>Year Built</b>	1970
<b>Region</b>	Surrounding Areas/Other Areas	<b>Ownership</b>	Single Family
<b>School: Elem</b>	MOC-Floyd Valley	<b>Acres</b>	0.23
<b>School: Mid/Jr</b>	MOC-Floyd Valley	<b>Lot Size</b>	9,810
<b>School: High</b>	MOC-Floyd Valley	<b>Garage Spaces</b>	2.00
<b>Garage Type</b>	Attached	<b>SqFt: Garage</b>	608
<b>SqFt: Total Fin</b>	2,240	<b>SqFt: BG Tot</b>	1,120
<b>SqFt: Main</b>	1,120	<b>SqFt: BG Fin</b>	1,120
<b>SqFt: AG</b>	1,120	<b>SqFt: BG Unfin</b>	0
<b># Fireplaces</b>		<b>Fireplace Fuel</b>	
<b>Basement</b>	Finished	<b>New Constrctn</b>	No



Charming 1 story ranch house settled in Hospers is your now your opportunity to become your new home! Beautiful landscaping with mature trees, brick exterior, 2 bedroom, 1 3/4 bath, unfinished basement and attached 2 stall car garage. Eat in kitchen with linoleum flooring, wooden cabinets, garbage disposal (does not work), dishwasher. All windows have been updated. Roof was updated 3 years ago. Going to the basement there is an electric lift chair "Handicare" Model #1100ST. Nonconforming bedroom in the basement, with laundry also in the basement. Cement fall-out shelter. Water softener stays and fills from the garage. Water heater is electric put in November 2020. Double car garage with openers. This well built home has many possibilities to make it your own style.

**Driving Dir**  
**Included** All kitchen appliances- refrigerator, stove/oven, dishwasher. Washer and dryer

**Not Incl**

**FEATURES**

**Prop Feat** Landscaping

**Amenities**

**Acceptable Financing** Cash, Conventional, FHA

<b>Exterior</b>	Brick	<b>Roof</b>	Shingle
<b>Sewer Type</b>	City	<b>Driveway</b>	Concrete
<b>Heat Type</b>	Baseboard	<b>Water Type / Softener</b>	City / Included
<b>AC Type</b>	Central	<b>Fuel Type</b>	Electric

Room Name	Room Floor	Room Size	Room Description
Kitchen	Main	13'11" X 21'04"	
Family	Main	18' X 14'5"	Carpeted
Full Bath	Main		Linoleum floor, large storage cabinet
Master Bedroom	Main	12' X 14'	Carpeted, double sliding closet doors
Bedroom	Main	11' X 12'	Carpeted, double sliding closet doors
Family	Basement	26.5' X 15'	Unfinished
Other	Basement	11.5' X 12'	Nonconforming bedroom, carpeted, large closet
3/4 Bath	Basement		Walk in shower
Laundry	Basement		Washer and Dryer stay

<b>Parcel Number</b>	1803426021	<b>Assessments</b>		<b>Possession</b>		<b>To Be Built?</b>	No
Buyer Agency Compensation	2.000	%		Minimum Commission		<b>Occupant</b>	Vacant
Dual Variable Rate	No			<b>Rented?</b>	N	<b>Rental Inc</b>	
<b>Gross Taxes</b>	\$880	<b>Tax Year</b>	2021	<b>Tax Class</b>		<b>Zoning</b>	Res
<b>Association Fee</b>						<b>Flood Insurance</b>	

**Legal Description** Lot 5, Blk 1, Sunset Acres Addition

**PREPARED BY** Listing Provided Courtesy of: Greg Hansen Klein Realty & Auction



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