

# Community Insurance Agency and Real Estate

110 5<sup>th</sup> Ave. Coon Rapids  
712 999 2288 or 800 657 5681; FAX: 712 684 5401  
Since 1963

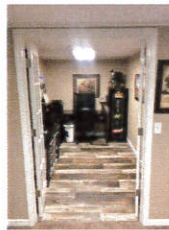
[www.crcommunityinsurance.com](http://www.crcommunityinsurance.com)

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## -----Listing Information-----

**Address:** 221 Pacific Ave., Audubon  
**Owner:** Jay E. Hansen  
**Occupant:** Tenant  
**Legal:** Part Lot 7 West Audubon (Beacon)  
**Kitchen/Dining area:**  
**Lot size:** 50 x 178  
**SF Main Floor:** 768  
**SF Upper Floor**  
**SF Basement:** 768 finished sf  
**Year built:** 1966  
**Year bought:** 1996  
**Type of Construction:** Frame  
**Color:** Tan  
**Patio/Deck:** Yes  
**Enclosed Porch:** No  
**Open Porch:** Yes  
**Electric Panel:** Fuses  
**Taxes:** Gross \$412 w/o HE **Net**  
**Curtains/Blinds/Drapes:** No  
**Included:** All appliances  
**Zoning:** Residential

**Price:** \$72,900  
**Bedrooms:** 3  
**Baths:** 2  
**School District:** Audubon Community Schools  
**Ave. Utilities:** \$80 gas/electric; \$50 water/sewer  
**Garage:** None  
**Drive Paved:** None  
**Street Paved:** Yes  
**Foundation:** Block  
**Type of basement:** Finished  
**Heat:** Forced air (new in 2013)  
**Fuel:** Natural gas  
**Air conditioning:** Central (new in 2013)  
**Water heater:** Natural gas (new in 2013)  
**Water:** City  
**Sewer:** City  
**Washer and dryer location:** Basement  
**Water Softener:** No  
**Disposal:** No  
**Possession Date:** Upon closing  
**Assessed Value:** \$19,970

**Remarks:** Move-in ready! Completely remodeled. All appliances included. New windows, siding, gutters, soffit, wiring, egress window, sidewalk, landscaping, back patio, flooring. Basement wall straightened and anchored, sump pump with floor drain system installed by WCI.

The above information, although believed to be accurate, is not guaranteed to be so by Listing REALTOR. The house size, lot size, year built and other information is taking from public record and other available sources, these matters may be verified with the help of a home inspector or other expert. The taxes shown above may not reflect the actual taxes that will become payable after purchase. Homestead Credit may not apply to future taxes.