

# ABBOTT REALTY

2 - First St NW HAMPTON, IA 50441

Phone (641) 456-4707 Fax (641) 456-5643

Listing Agent: Kathy Plendl

Cell (641) 430-3821

**1218 3rd St NW**

Hampton, IA 50441

Franklin County

MLS#53014333

***ASKING PRICE \$197,000***



<b>Total Bedrooms</b>	3
<b>Total Bathrooms</b>	2
<b>House Size</b>	2,156 sf
<b>Garage Size</b>	45' x 24' Att.
<b>Lot Size</b>	116' x 64'
<b>Year built</b>	1978
<b>Taxes</b>	\$2,182 per yr.
<b>Heat</b>	Gas FA
<b>Utility(24 mo.Ave)</b>	\$153
<b>Central Air</b>	Yes
<b>School District</b>	Hampton-Dumont

## Upper Floor

<b>Kitchen</b>	18' x 10'
<b>Living Room</b>	18' x 19'
<b>Dining Area</b>	10' x 13'
<b>Bedroom</b>	10' x 13'
<b>Bedroom</b>	12' x 13'
<b>Bathroom</b>	7' x 8'

## Lower Floor

<b>Family Room</b>	24' x 13'
<b>Bedroom</b>	12' x 11'
<b>Bathroom</b>	9' x 6'
<b>Laundry</b>	15' x 13'

### Utilities:

Water & Sewer - City of Hampton (641) 456-4853  
Electric & Gas - MidAmerican Energy (888) 427-5632

Stove, Refrigerator, Dishwasher, & Water Softener included. Washer and Dryer negotiable.

## Realtor Remarks

Completely renovated 3 bedroom, 2 bath home with great location and oversized 4 car attached, heated garage! This home located close to HD High School has something for the whole family! It features updated kitchen with included stainless steel appliances and breakfast bar, dining area, large bedrooms with ample closet space and built in's, updated floor coverings throughout, rear 2nd floor deck, rear and front patios. The finished lower level has bedroom, full bathroom, utility room with lots of storage, and family room w/fireplace! (BONUS - you pick out the flooring for the family room & the Seller will install it!)

The above information, although believed to be accurate, is **not guaranteed** or warranted to be by Abbott Realty or associates.

**Abbott Realty's policy is to cooperate with All other Realtors.**



Visit our web-site at [www.abbottrealty.us](http://www.abbottrealty.us)!

E-mail: [kathy@abbottrealty.us](mailto:kathy@abbottrealty.us)

Member of the area MLS [www.heartofiowamls.com](http://www.heartofiowamls.com)