

# ABBOTT REALTY

2 - First St NW HAMPTON, IA 50441

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**ASKING PRICE \$64,900**

**420 3rd Street**  
Dumont, IA 50625  
Butler County  
MLS#53014361



<b>Total Bedrooms</b>	4
<b>Total Bathrooms</b>	1.5
<b>House Size</b>	1,656 sf
<b>Garage Size</b>	None
<b>Lot Size</b>	70' x 128'
<b>Year built</b>	1913
<b>Taxes</b>	\$538 per yr.
<b>Heat</b>	Gas FA
<b>Utility(24 mo.Ave)</b>	\$147
<b>Central Air</b>	Window
<b>School District</b>	Hampton-Dumont

**Utilities:**

Water & Sewer - City of Dumont (641) 857-3411  
Electric & Gas - MidAmerican Energy (888) 427-5632

Included: Window treatments, Washer, Dryer, Refrigerator, Stove, Portable Dishwasher, Portable Air Conditioner, 1 Dehumidifier, Storage Shed, and Piano. CHEST FREEZER NOT INCLUDED.

**Main Floor**

<b>Eat in Kitchen</b>	17' x 11'
<b>Living Room</b>	13' x 13'
<b>Dining Room</b>	13' x 15'
<b>Entry Foyer</b>	13' x 12'
<b>1/2 Bath</b>	3' x 7'

**2nd Floor**

<b>Bedroom</b>	14' x 14'
<b>Bedroom</b>	11' x 14'
<b>Bedroom</b>	10' x 11'
<b>Bedroom</b>	9' x 8'
<b>Bathroom</b>	7' x 8'

**Full basement with Laundry & Storage.**

**Realtor Remarks**

Character can be found in this 4 bedroom, 1.5 bath home on a corner lot in Dumont. This home features oak and pine floors, a partially open staircase, large modern kitchen with dining area as well as a formal dining room with built-in, family bath with original claw foot tub and relaxing open front porch with swing. New roof in 2015. Save money with included appliances!



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

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