

# ABBOTT REALTY

2 - First St NW HAMPTON, IA 50441

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**ASKING PRICE \$95,900**

## 509 Central Ave East

Hampton, IA 50441

Franklin County

MLS #53014606



<b>Total Bedrooms</b>	4
<b>Total Bathrooms</b>	1.5
<b>House Size</b>	1,720 sf
<b>Garage Size</b>	22' x 22' Det.
<b>Lot Size</b>	62' x 132'
<b>Year built</b>	1918
<b>Taxes</b>	\$1,576 per yr.
<b>Heat</b>	Gas FA
<b>Utility(24 mo.Ave)</b>	\$163
<b>Central Air</b>	Central
<b>School District</b>	Hampton-Dumont-CAL

### Utilities:

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

Included: Window treatments, Washer, Dryer, Refrigerator, Stove, Microwave, and Storage Shed.

### Main Floor

<b>Kitchen</b>	14' x 11'
<b>Living Room</b>	15' x 14'
<b>Dining Room</b>	14' x 14'
<b>Office</b>	11' x 11'
<b>Front Porch</b>	24' x 7'
<b>1/2 Bath</b>	5' x 4'

### 2nd Floor

<b>Bedroom</b>	12' x 12'
<b>Bedroom</b>	11' x 12'
<b>Bedroom</b>	12' x 11'
<b>Bedroom</b>	12' x 11'
<b>Bathroom</b>	6' x 8'

## Realtor Remarks

Large 4 bedroom, 1.5 bath classic American Four Square home! Unique features of this home include oak floors, built-ins, leaded glass, beveled glass, large dining room buffet, open staircase, natural woodwork, and large front porch. Improvements include new roof in 2018, vinyl tilt in windows, newer 22' x 22' garage (built in 2015), remodeled bathroom, updated kitchen, and neutral interior. 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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