

## BERGREN REAL ESTATE & AUCTION

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117 N 3<sup>rd</sup> Ave, Villisca

One of Villisca's finer older homes with lots of character

### Lower Level

**Kitchen:** new cupboards and china cabinet, large open room with family room or TV room attached

**Living Room:** original tin ceiling

**Foyer:** large closet area

**Bath:** full with large walk in shower

**Utility Room:** pantry cupboard, large enough for washer/dryer/freezer

### Upper Level

**Bedrooms:** 2

**Storage Room:**

**Basement:** partial

**Furnace:** newer Lennox

**A.C.:** newer Lennox

**Roof:** metal

**Siding:** masonite

**Garage:** single detached with car port

**Patio:** enclosed area in rear of home

**Large open porch** on front of home

**Sq. Ft.:** 1788

**Lot Size:** 75 x 170

**Net Taxes:** \$1180.00

**List Price:** ~~\$57,500.00~~ Reduced to \$49,500

**Note: this home has had breaker box, plumbing and windows replaced or installed in recent years. This home is truly a very well kept older home in a good neighborhood and sellers are very motivated.**



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