

## House in Nevada, Iowa Story County



**4 Bedroom, 2½ Bath, Two-Story Home with 2,618 Finished SF**

### Property Information

#### Address

1015 9th St.  
Nevada, IA 50201

#### Legal Description

Mills Addition N60' Lot 2 and Lot 3 and  
Parcel "A" Lot 4, Block 4, City of  
Nevada, Story County, Iowa

#### Price & Terms

##### Price Reduced!

- ~~\$249,900~~ \$237,900
- 1% down upon acceptance of offer;  
balance due in cash at closing

#### Possession

As agreed upon

#### Real Estate Tax

Taxes Payable 2015-2016: \$3,332.00

### Services

**School District:** Nevada

**Utilities:** Alliant

**Telephone/Cable:** Mediacom

**Mail:** Nevada

### Water & Sewer

City water and sewer

### House

4 BR, 2½ BA, 2-Story frame house built in 1945 with 2,618 finished SF and additional 482 SF in unfinished basement. Many updates and improvements including Kitchen, Basement and Master Bath remodels and new Garage/Driveway. House has forced air heat and central air conditioning.

### Main Level

**Entry:** Tiled entry installed 2009 with new exterior step in 2011.

**Living Room:** Brick, wood-burning fireplace with wood mantel. Built in book/display shelf.

**Family Room/Office:** New carpet installed-2014. Remodeled fully functioning sunken wet bar area in 2014. New wood burning insert in stone fireplace was installed in 2013. French doors to patio.

**Kitchen:** Remodeled in 2008. Stainless steel refrigerator, oven/range, dishwasher and microwave will remain with property. Plenty of cupboard space.

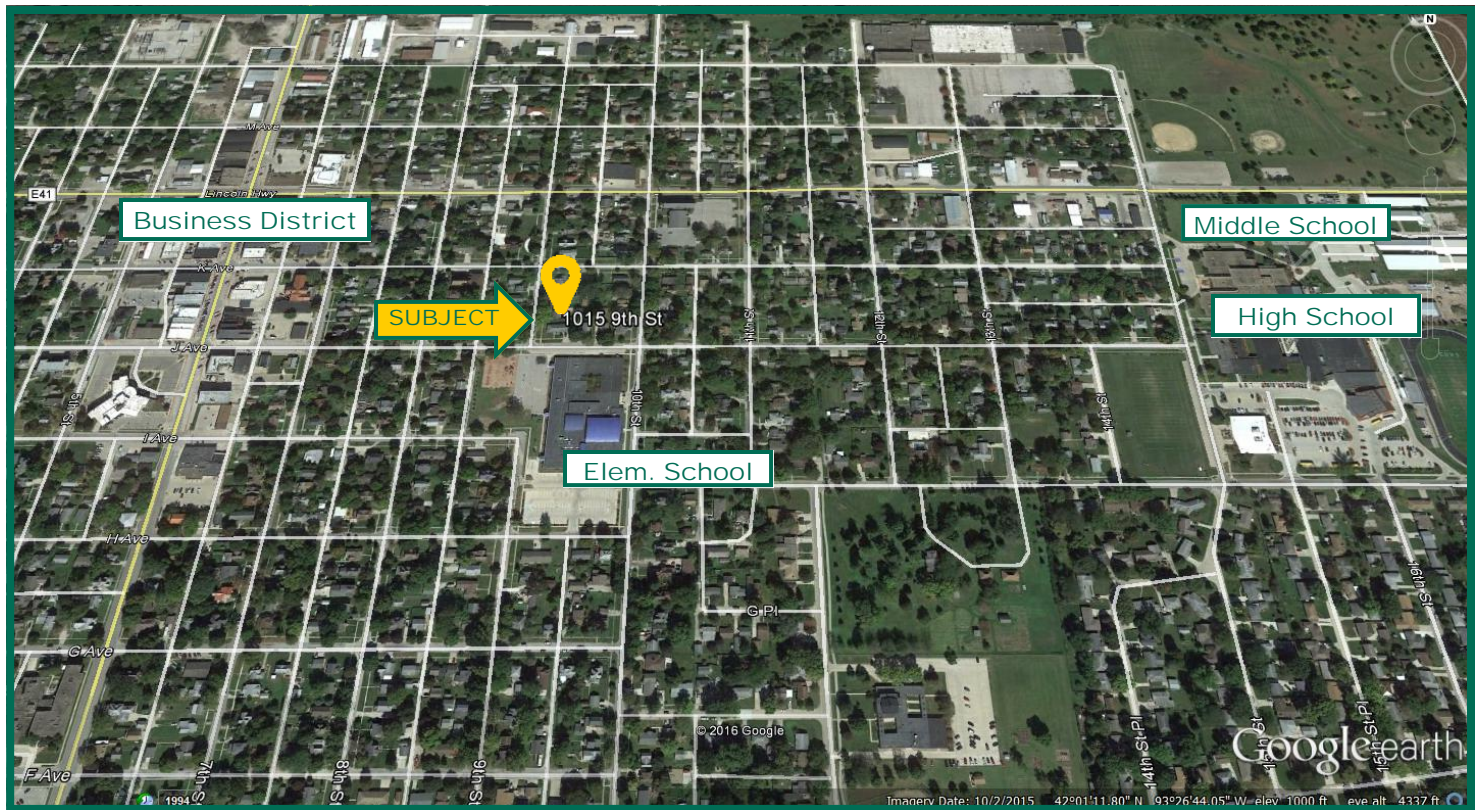
**Dining Room:** Two built-in glass front hutches. Hardwood Floor

**Bathroom:** ½ bath on main level, just off Living Room.

**Attic of 1-Story Addition:** Spray foam insulation added in 2014.

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## Upper Level

**Bedrooms:** Master BR and 2 additional BRs on this floor. Master BR has two walk-in closets. One of the upper level bedrooms has a built-in desk/shelving unit as well as a built-in dresser. All bedrooms are equipped with ceiling fans.

**Master Bathroom:** 3/4 Master bath was remodeled in 2011

**Bathroom:** There is a 2nd full bath on the upper level with a whirlpool bathtub.

**Windows:** New windows 2010.

## Lower Level

**Bedroom/Rec Room:** Built-in book shelf and non-working brick fireplace.

Bedroom /Rec room remodeled in 2012 with addition of egress window and closet.

**Bathroom:** There is a 1/4 bath in the basement.

**Water Heater:** New Water Heater in 2009.

**Sump Pump:** New in 2015.

## Exterior Buildings/Improvements

**House:** New exterior paint on all window trim and exterior wood - 2016.

**Landscaping:** New vinyl fence and landscaping - 2016.

**Garage/Driveway:** New, 900 SF, 2-story, 2-car detached garage with full staircase to attic for additional storage. Garage and concrete driveway - 2015.

**Roof:** New shingles - 2009

**Siding:** Vinyl

## Disclosure

Seller is a licensed Real Estate Broker in Iowa.

## Comments

Beautiful home for entertaining located 1/2 block from elementary and within walking distance of middle school, high school and downtown Nevada central business district.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.*

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## Photos: 1015 9th St., Nevada, IA 50201



Back of House/Covered Patio



Covered Patio/900 SF 2-story Garage with Full Staircase to Attic for Storage



Living Room



Family Room



Office/Sunken Wet Bar



Sunken Wet Bar/Kitchen Island



Kitchen



Kitchen



Dining Room

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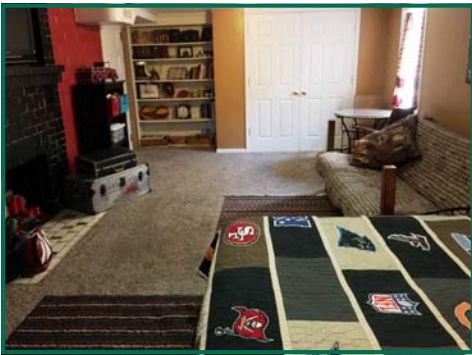
Master Bedroom



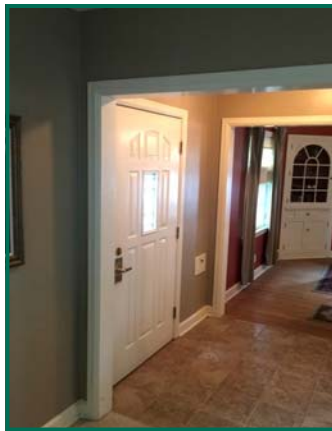
Guest Bedroom



Bedroom #3 with Built-in Desk/Shelves Unit and Built-in Dresser



Lower Level Bedroom/Rec Room



Main Entry



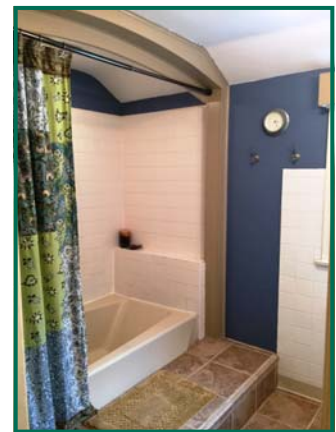
Main Floor 1/2 Bath



Master Bath



Master Bath



Upper Level Full Bath with Whirlpool Tub

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