

**PHILIPP REALTY
FARMS*HOMES*COMMERCIAL
& APPRAISALS
604 W. UNION ST. P.O. BOX 99
EDGEWOOD, IOWA 52042**

The following information although believed to be accurate, is not guaranteed or warranted by the listing office.

RESIDENTIAL:

Address 140 Crescent Drive, Manchester, Iowa 52057 Investment \$167,500.00

Legal: Northtown Estates Sub Lt 16 Terms Cash

Lot 16 8 Size 85"x120 square Foot 10,200 Possession 30-60 days

Stories 1 Construction Frame Brick Year Built 1982 Square foot 1,236

Sewer City Water City Gas Black Hills Electric Alliant Energy

Side walk _____ Street Surface Concrete Parking Driveway and Street

Schools West Delaware Gross Taxes \$2,565.09 Net Taxes 2,444.00

Story's 1 Fireplace 40 Gallon Electric Water heater _____

Rooms 5 Built in Stove Oven _____ Heat FA

Bedrooms 2 Vent Fan Yes Foundation Concrete Utility Room 1st floor

Closets 3 Garbage Disposal yes Basement Full Insulation yes Alley No

Linen Closet 1 Dishwasher _____ Floor Drain Yes Storms _____ Fenced _____

Bath 2 1/2 220 Volt Yes Shower No Screens _____

Tub 1 Toilet Yes Central Air Yes

Shower 2 Window Air _____

Floors WWC Vinyl Garage 24'x26' Stalls 2 Floor Concrete

Carpet WWC Bedrooms _____ x _____ x _____

Walls Drywall Living room _____ x _____

Walls Painted Yes Dining room _____ x _____

Woodwork finish Stained Kitchen _____ x _____

Family room _____ x _____

Owner Francis and Wilma Holtz

Occupant Vacant

Broker Philipp Realty

Sales person Bob

Phone 563 928 6804

New Roof July 2011

New concrete driveway 2009