

**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 217 Bailey Dr. Manchester, Iowa 52057 Investment \$177,000.00

Legal: Pt of SW ¼ of NW ¼ as Desc in DR 89 P 203; Section 33, T89N.-R5 W of 5th P.M. Terms Cash

Lot 1, 2, part of 8 Size 100'x160' + square Foot 16,000 House Square Foot 1,505

Stories Ranch Construction Frame Brick Year Built 1979 Size 29'x49', 7'x12', EP 18'x12'
Sewer City Water City Gas Black Hills Electric Iowa Electric

Side walk across street Street Surface Concrete Parking Driveway
Schools West Delaware Gross Taxes \$3,159.87 Net Taxes 3,040
Story's 1 Fireplace (2) Up Gas, Down Wood 40 Gallon Gas Water heater

Rooms 6 Built in Stove Oven Yes Heat FA
Bedrooms 3 Vent Fan Yes Foundation Block Utility Room 1st floor
Closets 3 Garbage Disposal No Basement Full Insulation Yes Alley 0
Linen Closet 1 Dishwasher Yes Finish ¾ finished 1,100 sf Storms fenced
Bath 2 220 Volt Yes Floor Drain Yes Screens
Tub 1 Shower Central Air
Shower 1 Toilet Window Air
Floors Vinyl WWC Garage 25'x25' Stalls 2 Floor Concrete
Carpet WWC Bedrooms x x x
Walls Drywall Living room x
Walls Painted Yes Dining room x
Woodwork finish Yes Kitchen x
Family room x

Owner Mike and Janet Philipp
Occupant Same

Roof new May of 2011

Broker Philipp Realty
Sales person Bob Philipp
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