

# SWEENEY REAL ESTATE & DEVELOPMENT CO.

Listing #359

RESIDENTIAL - COMMERCIAL - FARMS

## Jack Sweeney, Broker

600 Rossville Road  
Waukon, IA 52172  
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Listing Agent: Jack Sweeney



We believe the following information is accurate, however, we cannot guarantee its accuracy.

Property Address: 443 Railroad Avenue  
New Albin, IA 52160

Legal Description: Lot 6 & NE'RLY 1/2 Lot 5 &  
NE'RLY 82.5' Lot 13 all in Lot 4 SE NE

Contact: Sweeney Real Estate

Price: \$79,995

Terms: Cash

Possession: Negotiable

Occupants: Owner

Bedrooms: 13 x 8 1/2 - Main  
10 1/2 x 9 - Up  
9 1/2 x 10 - Up  
10 1/2 x 11 - Up

Bathrooms: 7 1/2 x 12 - Full

Living Room: 19 x 17 1/2 & 19 x 7

Kitchen: 13'3" x 9'6"

Dining: 11 x 10 1/2

Study: 11'4" x 11'

Laundry: 5'2" x 5'6"

Basement: Full

Garage: Attached - 832 SF (Possibly 3 Stall)

Year Built: 1905  
House size: 2,012 sq. ft.  
Lot size: 0.30 acres  
Heat: Type - FHA - Gas  
Insulation: Blown/Batten 8"  
Air Conditioning: Central  
Water Heater: Electric  
Water Softener: No  
220 Electric: Yes, Breakers  
Type Walls: Plaster, Drywall  
Type Floors: Carpet, Vinyl  
Exterior Siding: C. Block, Vinyl  
Taxes: Gross - \$1,016/year  
Net - \$940/year  
School dist: Eastern Allamakee  
Zoning: Residential

Remarks: Welcome to New Albin! This home has been lovingly cared for & maintained through the years. Includes 4 bedrooms & large garage. Enough room for all the "toys"! Only 35 miles to LaCrosse, WI. Call for your confidential viewing today!

