



**Farmers  
National  
Company**

1102 Broadway  
Emmetsburg IA, 50536  
(712)852-2002

**FOR SALE**  
**2308 Main Street, Emmetsburg, IA 50536**  
**\$39,500**



<u>Bedrooms</u> 3	<u>Square Footage</u> 2,256	<u>Lot Size</u> 72' x 122'	<u>Description</u>  A GREAT OPPORTUNITY FOR VICTORIAN HOME LOVERS! Queen Anne style, circa 1890, formerly a charming Tea Room. Ready to live in while making cosmetic restorations at your own pace. It has large, bright rooms with high ceilings throughout. Original hardwood floors/woodwork/pocket doors, and a partially open staircase with leaded glass window. The 3 bedrooms have transom windows, and the master has a large walk-in closet with 2 windows. There is a spacious addition perfect for a family/rec room. New roof in 2010. There is a fenced-in backyard for privacy. Walking distance from downtown. You really need to see this home to appreciate the potential!
<u>Bathrooms</u> 1 ½	<u>Addition</u> 15' x 20'	<u>Air Conditioning</u> Window Unit	
<u>Year Built</u> 1890	<u>Open Porch</u> 140 sq. ft.	<u>Heat</u> Nat. Gas Forced Air	
<u>Taxes</u> \$1,092	<u>Average Gas</u> \$227	<u>Average Electric</u> \$85	
<u>Appliances</u> Stove, refrigerator, dishwasher, washer, and dryer included	<u>Laundry Room</u> On 2 <sup>nd</sup> floor with servants staircase to main floor	<u>Fireplace</u> Ready for auxiliary heat with period oak mantle	

[www.emmetsburgforsale.com](http://www.emmetsburgforsale.com)

**Karen Brown, Sales Associate Cell: 515-520-0098**  
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*All information is believed to be accurate, but is not guaranteed by the listed agent or broker.*