

# Westside Ranch For Sale

1101 1<sup>st</sup> Ave NW – Pocahontas, IA  
MLS # 44018828



Move-In Ready Very Well Cared For Home  
With Open Floor Plan, Low Maintenance  
Exterior with Steel Siding, Vinyl Windows,  
New Roof 2012, Attached Garage, New  
Storage Shed, Cement Patio . Great location on  
nice corner lot!

## NEW LISTING PRICE

Offered at \$76,000



### **Features:**

*Bedrooms: 3*

*Bathrooms: 1½*

*Full Basement w/Family Room, Non-Conforming  
4<sup>th</sup> Bedroom, Storage Room*

*ALL Appliances Included*

*Home Built 1967*

*1216 Sq Ft. Main Floor*

*Natural Gas Even Pay \$47 per mo.*

*Lot Size: 70' x 140'*

*Taxes: \$1322*



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