

OWNER: Tim & Barb Kamstra

ADDRESS: 2821 Oak Hill Ave., Sheldon, IA 51201

<u>ROOMS</u>	<u>1st Level</u>	<u>2nd Level</u>	<u>Bsmt</u>
Living/Dining	x		
Kitchen	x		
Family			x
Bedrooms	3		
Baths.....	1		3/4
Laundry			x

TYPE OF HOME: Ranch

PRICE: Auction

GENERAL INFORMATION

Sq. Footage: 1368 sq. ft

Lot Size: 8.07 acres

Age: 1964

Roof: Asphalt

Exterior Finish: Vinyl

Windows: Dbl. hung ~ Repl. by DeKok in 1998

Garage: 2-car (x) Attached () Detached

Heat Type: Cable Fuel: Electric

A/C: Central (x) Window ()

Water Heater: Electric

Taxes: Approx. \$2,226/yr

Cabinets: Birch

Woodwork: Birch

Fireplace: None

Deck: Wood

Basement Size: Full, partially finished

Possession: October 15, 2025

Special Assessments: Of Record

Zoning Classification: Ag

School District: Sheldon

ROOM DIMENSIONS (Approximates Only)

Kitchen/Dining 15' x 20'

Living Rm- 14' x 20'

Main Bath- 8' x 11' 3"

Master Bedroom- 14' 5" x 13'

Bedroom #2- Middle- 10' 5" x 11'

Bedroom #3- West- 11' x 12'

Basement Family Rm.

Laundry- Basement

Basement Bath

ITEMS TO REMAIN

(x) Carpets/Drapes

(x) Stove ~ Gas() Electric(x)

(x) Refrigerator

(x) Dishwasher

(x) Premier w/Fiber optic

(x) Exhaust Fan

(x) Ceiling Fans

(x) Water Softener

(x) Security Cameras

(x) Prop. Tank- 1,000g

(x) Garage Door Openers-2

ITEMS NOT TO REMAIN

(x) Washer & Dryer

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See salebill for listing & descriptions of outbuildings.