

# 2021 Florence Ave, Sioux City, IA

\$296,400

Listing 815560 – Sioux City, IA – Residential

**SOLD**



|               |               |
|---------------|---------------|
| Bedrooms      | 3             |
| Bathrooms     | 2.25          |
| Acres         | 0.28 acres(s) |
| Total Sq Foot | 2241 sq ft    |
| Garage Type   | Attached      |
| Garage Spaces | 2             |
| Year Built    | 2022          |
| Taxes         | \$318         |
| Style         | Ranch         |




Look no further than this 3 bedroom, 2.25 bath ranch style home. Built slab on grade, this home has no steps and is ADA compliant throughout. The master has a 3/4 bath with tile walk-in shower, walk in closet and tons of natural light. The two additional bedrooms have walk in closets and share a full bath with tile floor. The den with large closets would make a perfect craft room, workout, or office. The kitchen has painted cabinets, large island, granite countertops and a large pantry. The kitchen dining and family all share an open concept as well as a convenient half bath. The laundry has a deep wash sink and serves as a mud room off the garage as well. Don't forget about the spacious two stall garage as well! Estimated completion date of March 31, 2022.

*Please visit website for more information.*



**Troy Donnelly**  
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|  |                           |   |   |                           |               |
|--|---------------------------|---|---|---------------------------|---------------|
| <b>Residential</b><br><b>815560</b>  |                           | <b>2021 Florence Ave</b><br><b>Sioux City, IA 51109</b>   |   | <b>\$296,400</b>          |               |
|   |                           | <b>House Style:</b>   | Ranch   | <b>Total Bedrooms:</b>    | 3             |
|  |                           | <b>County:</b>  | Woodbury  | <b>Total Baths:</b>       | 2.25          |
|  |                           | <b>MLS Area:</b>  | Sioux City, IA  | <b>Year Built:</b>        | 2022          |
|  |                           | <b>Region:</b>  | Riverside   | <b>Ownership:</b>         | Single Family |
|  |                           | <b>Elem School:</b>   | Riverside   | <b>Acres:</b>             | 0.28          |
|  |                           | <b>Mid/Jr School:</b>   | Westside Middle                                       | <b>Lot Size:</b>          | 12264         |
|  |                           | <b>Sr High School:</b>  | West High   | <b>Garage Stalls:</b>     | 2             |
|  |                           | <b>Garage Type:</b>   | Attached  | <b>Garage SqFt:</b>       | 576           |
|  |                           | <b>Total SF:</b>  | 2241  | <b>Below Grade SF:</b>    | 0             |
|  |                           | <b>Main SF:</b>   | 2241  | <b>Finished BG SF:</b>    | 0             |
| <b>Above Grade SF:</b>   | 2241                      | <b>Unfin. BG SF:</b>  | 0   |                           |               |
| <b>Fireplace No.:</b>  |                           | <b>Fire Fuel Type:</b>  |   |                           |               |
| <b>Basement:</b>   | None                      | <b>New Construction:</b>  | Yes   |                           |               |
| <b>Comments:</b> Look no further than this 3 bedroom, 2.25 bath ranch style home. Built slab on grade, this home has no steps and is ADA compliant throughout. The master has a 3/4 bath with tile walk-in shower, walk in closet and... |                           |   |   |                           |               |
| <b>Directions:</b>   |                           |   |   |                           |               |
| <b>Included:</b> Sprinkler, Sod, kitchen appliances  |                           |   |   |                           |               |
| <b>Not Included:</b>   |                           |   |   |                           |               |
| <b>FEATURES</b>  |                           |   |   |                           |               |
| <b>Property Feat.:</b> Lawn Sprinkler System   |                           |   |   |                           |               |
| <b>Amenities:</b>  |                           |   |   |                           |               |
| <b>Acctptbl Financ:</b> Cash, Conventional, FHA, VA  |                           |   |   |                           |               |
| <b>Exterior:</b>   |                           | Stone, Wood Lap   | <b>Roof:</b> Shingle                                  |                           |               |
| <b>Interior Trim:</b>  |                           |   | <b>Driveway:</b> Concrete                             |                           |               |
| <b>Sewer Type:</b>   |                           | City  | <b>Water Type:</b> City                               |                           |               |
| <b>Heat Type:</b>  |                           | Forced Air  | <b>Fuel:</b> Natural Gas                              |                           |               |
| <b>A/C Type:</b>   |                           | Central   | <b>Water Softener:</b> Negotiable                     |                           |               |
| <b>Name</b>  | <b>Floor</b>              | <b>Size</b>   | <b>Description</b>                                    |                           |               |
| Kitchen  | Main                      |   | Painted cabinets, island, pantry, granite countertops |                           |               |
| Dining   | Main                      |   | vinyl plank floor, slider to back yard and patio      |                           |               |
| Living   | Main                      |   | open concept, vinyl plank floor                       |                           |               |
| Half Bath  | Main                      |   | half bath just off the living room                    |                           |               |
| Den  | Main                      |   | double closets, carpet                                |                           |               |
| Bedroom  | Main                      |   | carpet, walk in closet                                |                           |               |
| Bedroom  | Main                      | carpet, walk in closet  |   |                           |               |
| Full Bath  | Main                      |   | tile floor  |                           |               |
| Master   | Main                      |   | walk in closet, 3/4 master bath                       |                           |               |
| 3/4 Bath   | Main                      |   | master bath with tile walk in shower, tile floor,     |                           |               |
| <b>Parcel:</b> 894822230045  |                           | <b>Assessments:</b>   | <b>Assessed Value:</b> \$                             | <b>To Be Built:</b>       |               |
| <b>Terms:</b>  |                           |   | <b>Possession:</b>                                    |                           |               |
| <b>Frontage Ft:</b>  | <b>Depth Ft:</b>          |   | <b>Rented:</b> No                                     | <b>Mthly Rental Inc.:</b> |               |
| <b>Gross Taxes:</b> 318  | <b>Tax Year:</b> 2020     |   | <b>Tax Class:</b>                                     | <b>Zoning:</b>            |               |
| <b>Assoc. Fee:</b>   | <b>Avg. Utilities:</b> \$ |   | <b>Flood Insurance:</b>                               | <b>Abstract Location:</b> |               |
| <b>Legal Description:</b> EDGEWATER PARK LOTS 28 & 29 BLK 3, City of Sioux City, Woodbury County, IA   |                           |   |   |                           |               |
| <b>PREPARED BY</b>   |                           |   |   |                           |               |
|   |                           | <b>Troy Donnelly</b><br><b>Broker/Owner</b><br><b>Email:</b> tdonnelly@tw.net<br><b>Phone:</b> 712-899-3748 |   |                           |               |
|  |                           |                        |   |                           |               |
| Provided by Herrity & Associates Real Estate – 109 W Main – PO Box 472 – Elk Point, SD 57025   |                           |   |   |                           |               |