

# 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**  
Broker/Owner  
Email: [tdonnelly@iw.net](mailto:tdonnelly@iw.net)  
Phone: 712-899-3748



**Residential**  
**815560**

**2021 Florence Ave**  
**Sioux City, IA 51109**

**\$296,400**



<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

**Comments:** 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...

**Directions:**

**Included:** Sprinkler, Sod, kitchen appliances

**Not Included:**

**FEATURES**

**Property Feat.:** Lawn Sprinkler System

**Amenities:**

**Acctptbl Financ:** Cash,Conventional,FHA,VA

**Exterior:** Stone,Wood Lap

**Roof:** Shingle

**Interior Trim:**

**Driveway:** Concrete

**Sewer Type:** City

**Water Type:** City

**Heat Type:** Forced Air

**Fuel:** Natural Gas

**A/C Type:** Central

**Water Softener:** Negotiable

Name	Floor	Size	Description
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,

**Parcel:** 894822230045

**Assessments:**

**Assessed Value:** \$

**To Be Built:**

**Terms:**

**Possession:**

**Frontage Ft:**

**Depth Ft:**

**Rented:** No

**Mthly Rental Inc.:**

**Gross Taxes:** 318

**Tax Year:** 2020

**Tax Class:**

**Zoning:**

**Assoc. Fee:**

**Avg. Utilities:** \$

**Flood Insurance:**

**Abstract Location:**

**Legal Description:** EDGEWATER PARK LOTS 28 & 29 BLK 3, City of Sioux City, Woodbury County, IA

**PREPARED BY**



**Troy Donnelly**  
**Broker/Owner**  
**Email:** tdonnelly@iw.net  
**Phone:** 712-899-3748



Provided by Herrity & Associates Real Estate – 109 W Main – PO Box 472 – Elk Point, SD 57025