ENCOMPASS
REAL ESTATE GROUP
ENCOMPASSING YOUR DREAMS

Welcome Home!

Property Address: 1490 Ridgeview Avenue, West Liberty, IA 52776

THINGS WE ❤ ABOUT THIS HOME:

1. Beautiful sunsets and peaceful evenings
2. The feeling of coming home to a place that is both comfortable and peaceful.
3. Quiet, friendly neighborhood
4. The large yard for everyone, pets, gardening, and outdoor entertaining.
5. Room to grow, gather, and make memories
6. The extra privacy that comes with a spacious lot.
7. Having space for hobbies, storage, and future projects.
8. Being close enough to town for convenience while still feeling tucked away from the hustle and bustle.
9. The convenience of nearby recreation, including parks, trails, sports, and golf.
10. The strong sense of pride and care throughout the neighborhood.

THINGS WE ❤ ABOUT THIS COMMUNITY:

1. Friendly Neighborhood
2. Pond, Nature Views with Large Lots and Outdoor Space
3. Close to Golf and Recreation
4. Quiet Country Feel with City Convenience
5. Safe, Low-Traffic Residential Setting

AVERAGE UTILITY BILLS:

	Company Name	Summer Avg.	Winter Avg.
Gas	MidAmerican Energy	118	160
Electricity	REC Eastern Iowa Light and Power Cooperation	170	180
Water	City of West Liberty (Water,Sewer,Garbage, recyle)	185	185

OTHER SERVICE PROVIDER REFERRALS:

Lawn Maintenance: N/A
Pool Service: N/A
Maid Service: N/A
Alarm Service: N/A
Other: Ring Doorbell

OTHER DETAILS:

Mailbox keys (#) N/A **Mailbox # and Location:** _____

Trash Pick-up days: Every Friday Morning **Trash can provided?** ☑ Yes ☐ No

Recycling available? ☑ Yes ☐ No **What Day/Rules?** Every other week on Wednesday morning