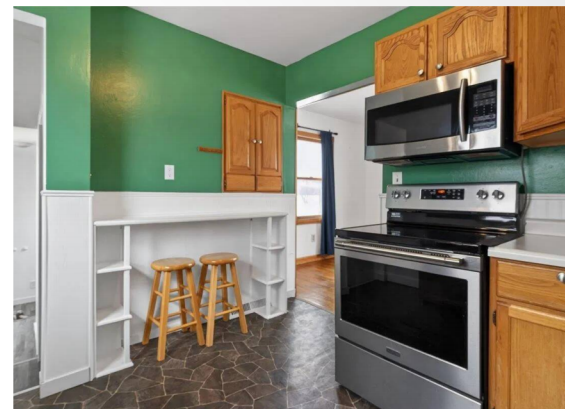


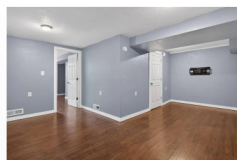
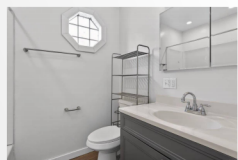


403 1st St, Washburn, IA 50702

\$174,900 | 3 bd | 1 bath



Set on a generously sized lot in a quiet Washburn neighborhood, this ranch offers a comfortable pace of living with room to spread out both inside and out. From the moment you approach, the wide yard and oversized garage hint at a property designed as much for practical everyday use as it is for relaxing at home. Stepping through the front door reveals a bright, welcoming main level where recent updates immediately stand out. Newer flooring runs underfoot, tying the rooms together and giving the home a clean, refreshed feel. The kitchen has been thoughtfully updated with modern finishes and cabinetry, offering a space that functions just as well for a quick breakfast as it does for preparing a full evening meal.



Financing Notes	CONV Fixed Rate	CONV Fixed Rate	CONV Fixed Rate
Sales Price	\$169,900	\$169,900	\$169,900
% Down	5.00%	10.00%	20.00%
First Loan	\$161,405	\$152,910	\$135,920
Term	30 Years	30 Years	30 Years
Rate	6.000%	6.000%	6.000%
APR*	6.282%	6.278%	6.122%
CASH TO CLOSE			
Down Payment	\$8,495	\$16,990	\$33,980
Closing Costs	\$2,522	\$2,522	\$2,522
Prepays/Impounds	\$3,515	\$3,470	\$3,350
Total \$ Required	\$14,532	\$22,982	\$39,852
HOUSING EXPENSE			
First Loan P & I	\$968	\$917	\$815
Taxes, Ins & MI	\$330	\$327	\$290
Total Monthly Pmt	\$1,298	\$1,244	\$1,105
*APR = Annual Percentage Rate			

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Rates effective 04/21/26. This is informational only and should not be relied upon by you. RE/Max Home Group is not a mortgage lender. Contact Veridian Credit Union to learn more about your eligibility for its mortgage products. Federally Insured by the NCUA. Financing is shown for comparison only. This is not an offer of credit or commitment to lend. Loans are subject to buyer and property qualification. Rates and fees are subject to change without notice. Cash reserves may be required for some conventional loans. Veridian Credit Union offers multiple loan programs. Please contact lender for more information.