

# ALLEN

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## REAL ESTATE

MONONA 563-539-4136 STRAWBERRY POINT 563-933-4411 GUTTENBERG 563-252-1144

### COMPANY, LLC. 241 ARC LANE/BOX 311 MONONA, IA 52159

Property Address: 206 High Street SE, Elkader IA 52043

Legal Description: E. ELKADER PT LOT 9 OF 3

Price: \$115,000

Owner: David R Barker

Taxes: \$826/Year

3-Bedrooms: 10x18 Main/9x10, 12x15 Upper

House Built: 1894

1-Bath: 7x10 Main, Full

Stories: 1 1/2 Story

Kitchen/Dining Room: 7'6x27'6

House Size: 882 SF Main/416 SF Upper

Appliances: New Stove, Fridge, Dishwasher, Microwave

Lot Size: 66x215/ 0.33 Acres/ 14,190 SF

Living Room: 14x15

Heat: Forced Air, Natural Gas

Laundry: In Bathroom

Air Conditioning: Central AC

Flooring: New carpet 2025, new Linoleum 2024, Hardwood

Water Heater: Gas

Basement: Full, Unfinished, Outside Entry Only

Roof: Asphalt Shingles, New 2024

Foundation: Lime Stone

Exterior: Aluminum Siding, Painted 2024

Shed: 12x16 Wooded Shed

Remarks: Quick, take a look at this river front property in Elkader at a budget friendly price. Recent updates include new asphalt shingles, new exterior paint, new pex water lines, new bathroom, new kitchen flooring and appliances, new carpet in one of the bedrooms along with the hallway and stairs and some fresh paint on some of the walls. There is also a brand new electrical service and panel and central AC has been added. All you have left to do is put some new paint on the walls install yourself new kitchen cabinets and countertop, then finish the trim work and you could move into this 3 bedroom home. Would make a great rental or flip home as well. Sitting above the Turkey River you are able to enjoy the beauty the river offers without worrying about ever being flooded out. Just a short walk down from the famous Key-stone Bridge, Courthouse and downtown entertainment and shopping! Pick up the phone and call us today for your private showing 563-539-4136!

The following information, although believed to be accurate, is not guaranteed or warranted by the listing office.

