

# 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: 409 Hall Street, West Union IA 52175

Legal Description: LOT 5 EX E 15' BLK 2 KEN-MAR ADD & COM NW COR LOT 5 BLK 2 KEN- MAR ADD TH SELY 246.6'WLY 33'NWLY 110'WLY 45.1'NWLY 133.6'TH ELY 75.2'TO BEG

Owner: Michael John & Elizabeth Miller

Price: \$307,000

5-Bedrooms: Main 12'6x17 Master, 11x12'6/Upper 13x13'6, 11x11'6-office/Lower 14x19 NC

3-Baths: Main 3/4 5x12/Upper 8'6x8'6 full/Lower 3/4 4x8'6 Taxes: \$4,708/year

Kitchen: 13x17

House Built: 1976

Dining Room: 11x15

Stories: 1 1/2 Story

Living Room: 13x27

House Size: 1,976sf Main/420sf Upper

Family Room Down Stairs: 13x40 w/wet bar

Lot Size: 0.60 Acres/26,086sf

4-Seasons Room: 17x19

Heat: Force Air/Natural Gas

Laundry: Main 7'6x8

Air Conditioning: Central AC

Appliances: Dishwasher, rest negotiable

Water Heater: Gas, new 2007

Flooring: Carpet, tile, laminate, linoleum

Roof: Asphalt Shingles

3-Fireplace: 2 gas & 1 wood in 4 seasons room

Exterior: Smart Board/Vinyl Siding

Basement: Full, Finished, Walkout, 1,616sf

Foundation: Concrete

Garage: 2 Stall Attached/25x26/650sf

Storage/workshop: 18x20 under 4 seasons room

Remarks: This listing highlights a beautiful 5-bedroom, 3-bathroom home on the north edge of West Union. Built in 1976, it offers over 3,200 sq. ft. of finished living space on a half-acre lot with mature landscaping, strawberry and blueberries to snack on when they are ripe. The home features a spacious living and dining area, two gas fireplaces, office/bedroom off of the Livingroom and a bright, spacious sunroom with a wood burning stove. A newly covered deck overlooks a private backyard with plenty of place for a garden, and the walk-out basement adds extra space and accessibility. Around the back of the house there is a workshop/storage room under the 4 seasons room that would also make a great place to store the kids toys or even the "big kids" toys. With ample storage and a quiet, convenient location, this home blends classic charm with modern comfort. Call Jared Landt 563-880-0923 today for a private viewing!



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