

**ALLEN**

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**REAL ESTATE**

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

**Property Address: 103 Moody Lane McGregor, Iowa 52157**

**Legal Description: RIDGEWOOD WEST 2ND SUBDIVISION LOT 11 BLK 1**

**Owner: John Stencel**

**Price: \$330,000**

**4 Bedrooms: Main 9x11, 13x10, Master 14x12/Lower 18x13**

**Taxes: \$4,270/yr**

**3 Baths: 13x6, 13x8-Master / Lower 8x12**

**House Built: 2003**

**Kitchen:/Dining 22x13**

**House Size: 2,270 sf**

**Living Room:23x13**

**Stories: 1 Story**

**Laundry: Main 10x7**

**Lot Size: .45 ac/ 19,641sf**

**Appliances: Stove, Fridge, Dishwasher**

**Heat: FHA, Propane**

**Flooring: Carpet/Vinyl**

**Air Conditioning: Central AC**

**2 Fireplace: Gas**

**2 Water Heater: Propane Gas, 40 gallon**

**Basement: Full, Finished**

**Roof: Asphalt Shingle**

**Foundation: Poured Concrete**

**Exterior: Vinyl Siding**

**Garage: 2 car attached 26x26 676sf**

**Remarks:**

Step into an inviting living area with a warm fireplace and a mix of plush carpet and easy-to-maintain vinyl flooring. The kitchen, open to the main living space, provides ample cabinet storage and room for a casual dining nook. Four spacious bedrooms include a master suite with an ensuite bathroom—plus an additional full bath to support family or guests. The finished basement offers bonus living space—with additional bedroom, kitchenette areas, an area for a home office, and large family room.

Located in the beautiful Ridgewood West Subdivision in McGregor, this home sits on approximately 0.45 acres, the property was constructed in 2003 on a concrete foundation with durable asphalt roofing. Outdoor enjoyment is enhanced by an attached deck/patio area, perfect for grilling or relaxing outdoors. The 2-car garage adds practicality, along with off-street parking.

Call Ryan Johnson today 563-880-2724 to schedule your private showing.



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