

**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: 403 River View Road, Guttenberg IA 52052

Legal Description: LOTS 204-207 ESMANN ISLAND

Price: \$389,000

Owner: Garth W Lefevre Estate

Taxes: \$1,952/year

4-Bedrooms: Main 12x12/Up 10x13'6, 9'6x13'6/Garage 11'6x12 House Built: 1900, with addition in 2024

4-Baths: Main 6'6x12 Full/Up 8'6x10 Full/Garage 4x7 (1/2), 6x11'6 Full

Stories: 2 Stories

Kitchen: 13'6x16'6/Garage 11x16

House Size: 1,180sf Main/ 1,152 Up/ 700sf Garage Apt.

Living Room: 11'6x12'6 & 11'6x24/Garage 13x23

Lot Size: 75x153/ 0.53 Acres/ 22,875sf/ 4 Lots

Family Room: Up 20x24

Heat: Forced Air/ Garage is hot water heat

Laundry: Main 6'6x9

Air Conditioning: Central AC

Appliances: Negotiable

Water Heater: Gas/ Garage has on demand gas and electric

Flooring: Hardwood, Carpet, Linoleum, Laminate

Roof: Asphalt shingles

Fireplace: Wood, Family Room up

Exterior: Vinyl Siding

Basement: Partial

Foundation: Concrete, Block, Rock

Garage: 2 stall attached 24x24/ New addition 18x36 w/10x7 door, 34x40x16 w/10x10, 10x12 & 10x14 doors

Remarks: Historic Charm Meets Modern Convenience on Esmann Island, Guttenberg Iowa

Discover a charming piece of history reimagined for modern living at 403 River View Rd in Guttenberg. This delightful 3-bedroom, 2-bathroom home spans 3,456 square feet and sits on a generous lot with serene surroundings. Originally built in 1900, the residence maintains its classic character while offering the comfort of a 2024 addition.

The brand-new, spacious garage is a standout feature, offering exceptional height and depth—perfect for storing an RV, boat or setting up a personal workshop. Above the garage, a modern 1-bedroom, 1-bathroom suite awaits, offering a private haven with views of the Mississippi River. This space is ideal for a guesthouse or a potential rental unit.

With its blend of classic appeal, significant modern upgrades, and income-generating potential, this property is a unique offering on Esmann Island. Additional lots provide even more potential for the new owner.

Call 563-539-4136 for more info.



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