

# 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: 310 Ash Street, McGregor IA 52157

Legal Description: JMJ LOTS 4 & 5 AND NW 1/2 LOT 3 BLK 45 Price: \$99,000

Owner: Dallia Decker

Taxes: \$1,294/year

4-Bedrooms: 9x11 main/ 9x11, 6x12, 7x9 upper

House Built: 1905

Baths: 5x11, full, main

Stories: 2 stories

Kitchen: 11'6x14

House Size: 780 sf main/ 380 sf upper

Living Room: 12x17

Lot Size: 0.21 Acres/ 9,309 sf

Laundry: Washer in Bathroom, Dryer in back room

Heat: Hot water/ Boiler new in 2022

Back Room: 7'6x19

Water Heater: Electric

Appliances: Negotiable

Roof: Asphalt shingles, new in 2017

Flooring: Vinyl Plank, newer

Exterior: Aluminum Siding

Basement: Partial, 400sf, unfinished

Foundation: Limestone

Garage: 16x20/ 320 sf/ detached/ 16x20 carport also

Remarks: Discover the charm of small-town living with this 4-bedroom home, perfectly situated for an effortless downtown lifestyle. Just a short stroll from McGregor's bustling main street, you'll have easy access to delightful eateries, local shops, and the scenic Mississippi River. This home has received extensive upgrades over the last year and offers a fantastic canvas for your personal touches. The flexible floor plan features one bedroom on the main floor and three additional bedrooms upstairs, complete with extra storage. The exterior provides practical amenities including a detached one-car garage, a carport, and dedicated off-street parking. In the rear, a private, secluded area is ideal for grilling and unwinding after a day of exploring. With spectacular hiking and views at nearby State and National Parks, this is your opportunity to embrace the best of McGregor living. Don't wait—schedule your tour today!



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