

**ALLEN
REAL ESTATE
COMPANY, LLC** _____

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Property Address: 306 & 400 N. Chestnut Street, Edgewood, IA 52042

Legal Description: PT BEAVER ST 62FT X 264 FT ADJ BLK 2 and S 1/2 OF 3 & 4 ALL OF 1 & 2 BLK 2 PT BEAVER ST 4FT X 264FT. **Parcel ID** #24-35-358-011 and #24-35-356-001

Owner: Chad & Emily Wulfekuhle

Price: \$295,000

Bedrooms: (2) 13x14 Master-Main, 13x10 Main

House Built: 1978

Baths: (2) 10x6 Main, 6x10 lower

House Size: 1,334 sq. ft.

Kitchen/Dining Room: 11x31 Open concept

Lot Size: 62x264 0.38 A 16,368 sq. ft.

Living Room: 14x22

Extra Lot: 83x264 0.50 A 21,912 sq. ft

Heat: Forced Air Natural Gas

Family Room: 29x21 lower

Air Conditioning: Central

Laundry: 14x11 lower

Water Heater: Gas

Fireplace: Lower

Stories: Ranch with walk out basement

Flooring: Vinyl plank

Exterior: Brick/Composition siding

Appliances: Stove, Refrigerator, microwave, Dishwasher, washer/ dryer. Underground pet fence w/ 2 collars.

Garage: 1 stall attached + 1 stall unattached

Basement: Full / 850 sq. ft. finished

Net Taxes: \$2,926/yr. + Extra Lot/Shop: \$398

Foundation: Concrete

Roof: Asphalt

Remarks: Step inside to a nicely updated, open-concept floor plan that blends the living, dining and kitchen areas, allowing natural light to fill the entire space.

Large picture windows and sliding glass doors, frame the views of the surrounding landscape and enhances the atmosphere. Bedrooms are thoughtfully situated on one side of the house, separate from main living areas, ensuring privacy.

Walk out onto the new composite deck to view the private backyard, which includes invisible pet fencing and a walk out basement! The basement is fully finished with a family room, fireplace, office, laundry, and a full bath. Just a short walk to Ed-Co High School, the Edgewood swimming pool, and downtown shops.

Bonus- there is an additional half-acre lot that adjoins the property, with a 660 square foot workshop/shed!

Call Abbie Thompson today for your private showing at 319-560-8282!



The following information, although believed to be accurate, is no guaranteed or warranted by the listing office.