

**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: 1400 22nd Street, Unit #22, Boone IA 50036**

**Legal Description: UNIT #22 IN PARCEL A OF NW NW 4.14% OF COMMONS Price: \$96,000**

**Owner: Kurt M Gaylor**

**Taxes: \$1,446/year**

**2-Bedrooms: 10x15, 10x15**

**HOA Fee: \$95/month-covers outside maintenance**

**1-Bath: 5'6x10, Full**

**House Built: 1967**

**Kitchen: 9x10**

**Stories: 1 Story Condo**

**Living Room: 12x16**

**House Size: 851 SF**

**Laundry: 4'6x5**

**Lot Size: 0.08 Acres/ 3,387 SF**

**Appliances: Dishwasher, Stove, Fridge, Microwave, Washer & Dryer**

**Heat: Forced Air, Natural Gas**

**Flooring: Carpet, Linoleum**

**Air Conditioning: Central AC**

**Foundation: Concrete**

**Water Heater: Electric**

**Exterior: Brick**

**Roof: Asphalt Shingles, New in 2024**

**Remarks: Welcome to this warm and move in ready 2-bedroom condo that is easy to maintain and low HOA dues. With a full bath & all appliances included this property is a must see. One of the bedrooms has a convenient door leading to the back patio where you can find yourself relaxing and talking with the neighbors or even tending to your garden plants if you choose to have them. This unit has 2 reserved parking spots. Call today to check out this nice condo 563-539-4136!**



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