ALLEN REAL ESTATE COMPANY, LLC.

Property Address: 303 W Third Street, Monona IA 52159

Legal Description: MONONA HALVORSONS 2ND ADDN LOT 7 & 8   **Price: $245,000**

Owner: Daniel F & Pamela A Havlicek   **Taxes: $3,846/year**

4-Bedrooms: 13'6x16 Master with bath, 12'6x17, 12x12'6/ Downstairs 13x15

3-Baths: 7x11 w/roll-in shower Master, 7x9 Full/ Downstairs 9x9'6 (3/4)

Kitchen: 11x15   **House Built: 1981**

Dining Room: 10x12   **Stories: Ranch**

Living Room: 13x22   **House Size: 1,680 SF**

Family Room Downstairs: 18x24, 11'6x24   **Lot Size: 165x189/ 0.72 Acres/ 31,185 SF**

Laundry: Downstairs bath   **Heat: Forced Air, New in 2017, Natural Gas**

Appliances: Dishwasher, All Negotiable   **Air Conditioning: Central AC**

Flooring: Laminate, Carpet, Tile, Linoleum   **Water Heater: Gas**

Basement: Full, Finished, 1,680 SF   **Roof: Asphalt Shingles, New 2024**

Foundation: Concrete   **Exterior: Aluminum Siding**

Garage: 1.5 Stall, 24x24, Attached

Remarks: Rare opportunity in Monona IA to purchase a one owner Ranch style home just one block from the school. This home is set up for wheel chair access including a roll in shower in the master bedroom and a wheel chair lift to the basement. With 3 bedrooms and 2 baths on the main level, plus a 4th bedroom downstairs, there is room for the whole family. The walk-out basement features a massive family room, perfect for holiday entertaining and easy access to the sprawling backyard. The laundry room is in the downstairs bathroom along with 2 other large storage rooms. Enjoy autumn evenings on your back deck, where you can cheer on the home team as the sounds of Friday night football drift down from the nearby field. We can't wait to see what upgrades you do to the interior of this home! Call today for your private showing 563-539-4136!

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