

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: 420 RIVER VIEW RD, GUTTENBERG IA 52052

Legal Description: LOT 115 ESMANN ISLAND

Price: \$315,000

Owner: Shane & Sara Bell

Taxes: \$2,902/Year

2-Bedrooms: 11'6x15, 8'6x11

House Built: 1971

Baths: 5x11 (3/4)

Stories: Ranch

Kitchen/Dining Room: 12x25

House Size: 960 SF

Living Room: 11x25

Lot Size: 0.10 Acres/ 4,187 SF

Appliances: Negotiable

Heat: Forced Air, Natural Gas, Wood Stove

Flooring: Tile, Laminate

Air Conditioning: Central AC

Fireplace: Wood Stove

Water Heater: Electric

Basement: Partial, Crawl Space

Roof: Asphalt Shingles

Foundation: Concrete Block

Exterior: Vinyl Siding

Garage: 1 Stall Detached, 16x24, 384 SF

Remarks: Your river front getaway is waiting for you! This 2 bedroom waterfront home is located on Esmann Island just north of Guttenberg on the Mississippi River. Enjoy your own private dock to tie your boat up too or just sit and relax while the family is fishing! The back patio is another great place to unwind watching boats and barges go up and down the river and the eagles soaring through the river valley. The garage is an added plus to store your golfcart and river toys along with extra parking. Now is the perfect time to make this yours and enjoy it all summer long!

Call 563-539-4136 for your private tour!

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

