

**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: 203 S Water Street, Monona IA 52159

Legal Description: NEW MONONA LOT 2 BLK 22

Price: \$78,000

Owner: Lavon Kottman Estate

Taxes: \$1,026/year

4-Bedrooms: Main 7'6x10/Upper 10x15'6, 11'6x11'6, 7'6x11'6 w/toilet in room

Baths: 4'6x7'6 Full on Main/ Toilet in Bedroom upper

House Built: 1904

Kitchen: 11x11'6

Stories: 2 Stories

Dining Room: 10x15

House Size: 800 SF Main/ 544 SF Upper

Living Room: 11'6x15'6

Lot Size: 66x132/ 0.20 Acres/ 8,712 SF

Laundry: Closet in Dining Room

Heat: Forced Air, Natural Gas

Appliances: Included with Home

Air Conditioning: Central AC

Flooring: Carpet, Linoleum

Water Heater: Gas

Basement: Partial, Unfinished

Roof: Asphalt Shingles

Foundation: Concrete, Lime Stone

Exterior: Vinyl Siding

Garage: 1 Stall, Detached, 16x30, 480 SF, New roof 2019

Remarks: For 88 years this home has been owned and cared for by the same family! Over the years the roof was upgraded with Laminated Asphalt shingles, vinyl siding has been added along with upgraded vinyl windows. The main floor consists of a kitchen, laundry closet, dining room, living room, bedroom and full bath. Upstairs you will find 3 bedrooms, one of which currently has a toilet in the room so you could easily turn that into a 2nd full bathroom or simply remove it if you like. You can sit on the front porch and watch the kids play in the city park which is just up the street. Put some fresh paint on the walls and some new flooring down and you are all set to move in. You don't find homes in this good of condition at this price very often so call 563-539-4136 today before this one is gone.

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

