

# 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: 713 S WATER ST, MONONA IA 52159

Legal Description: LOT 1 OF LOT 21 AND S 30 FT OF LOT 2 OF LOT 21 SW NW 13 95 5

Owner: Ronald & Diane Mueller

Price: \$230,000

4-Bedrooms: Main 14x14/ Up 11x12'6, 9'6x11, 9'6x10'6

Taxes: \$3,164

2-Baths: Main 5x10 Full/ Up 3x8 (1/2)

House Built: 1904

Kitchen: 13x23

Stories: 2 Stories

Dining Room: 13x14'6

House Size: 1,668 SF Main/ 676 SF Upper

Living Room: 15x20

Lot Size: 140x145/ 0.47 Acres/ 20,300 SF

Family Room: 11x25

Heat: Forced Air, 2 Units

Laundry: 7'6x14, Garage Entry

Air Conditioning: Central AC, 2 Units

Appliances: Dishwasher, Negotiable

Water Heater: Gas, New in 2025

Flooring: Carpet, Linoleum

Roof: Asphalt Shingles

Fireplace: Gas, Living Room

Exterior: Vinyl Siding

Basement: 1,272 SF, Partially finished

Foundation: Limestone, Cement

2-Garage: 2-Stall Attached, Heated, 26x26, 676 SF/ 2-Stall Attached, Heated, 23x23, 529 SF/ 14x20 Yard Shed

Remarks: Welcome home to this spacious 4-bedroom property on a peaceful, country-feeling lot at the edge of Monona. This beautifully maintained home perfectly blends timeless character with modern updates. Inside, you will find a bright, versatile layout with ample room for family, guests, or a dedicated home office.

The highlights continue outside with a stunning, private backyard made for entertaining and relaxing. Plus, this property is a hobbyist's dream, featuring two separate 2-stall heated garages—offering unparalleled space for vehicles, a workshop, and storage. If you want character, modern convenience, and rare garage space, this Monona gem is ready for you!



Call 563-539-4136 for your private showing today!

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