

# 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: 1206 S Hwy 52, Guttenberg IA 52052

Legal Description: GUTT. OUTLOTS 46 & 47

Price: \$150,000

Owner: Veronica E Le Jenkins

Taxes: \$1,568

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

House Built: 1980

Baths: 5x8 (3/4)

Stories: Ranch

Kitchen/Dining Room: 9x19

House Size: 960 SF

Living Room: 11'6x21

Lot Size: 100x166/ 0.38 Acres/ 16,600 SF

Laundry: In bedroom, could be downstairs

Heat: Forced Air

Appliances: Negotiable

Air Conditioning: Central AC

Flooring: Carpet, Linoleum

Water Heater: Natural Gas

Basement: Full, Unfinished

Roof: Metal

Foundation: Wood

Exterior: Wood Lap Siding

Garage: 1 Stall, Attached, 16x22/16x36 Detached Shed

Remarks: Come check out this 2-bedroom ranch style home in Guttenberg. With a metal roof, attached garage and an additional shed to store extra vehicles, a boat or those extra "toys" we all have laying around! The basement is a clean slate waiting for the final touches, with the plumbing roughed in for a bathroom. You could make a family room or add some extra bedrooms down there. If you aren't sure of the steps needed to purchase a home please give us a call and we will explain the process and help ownership become reality! 563-539-4136



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