

ALLEN

WEBSITE: ALLENREALESTATECO.COM

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: 305 Church Street, Luana IA 52156

Legal Description: LOTS 1 OF 4 & 1 OF 7 SW NE 8 9 5 5 Price: \$145,000

Owner: St John's Lutheran Church Luana

Taxes: TBD

4-Bedrooms: Upper 13x13, 9x13, 9'6x11, 9'6x10

House Built: 1930

2-Baths: Main (1/2) / Upper 5x11 Full

Stories: TWO

Kitchen: 10'6x20

House Size: 1,092 SF Main/ 678 SF Upper

Dining Room: 13x16

Lot Size: 82x165/ 0.31 Acres/ 13,530 SF

Living Room: 13x18

Heat: Forced Air, Natural Gas

Laundry: 10x11, Main

Air Conditioning: Central AC

Appliances: Negotiable

Water Heater: Electric

Flooring: Hardwood, Linoleum

Roof: Asphalt Shingles, New in 2022

Basement: Full, Unfinished

Exterior: Aluminum Siding

Foundation: Clay Block

Garage: 1 Stall, Detached, 16x30, 480 SF

Remarks: Check this out!!! Well maintained 4 bedroom home next to the church in Luana. New asphalt shingles in 2022, aluminum siding and vinyl replacement windows are just some of the updates this home has seen. There is a lot of living space on the main floor along with a nice sized laundry room and 1/2 bath. The hardwood floors in this home are beautiful along with the built-ins in the dinning room. Upstairs you will find 4 bedrooms and a full bath. The basement once had a family room down there and with some upgrading you could have a nice entertaining space. The back yard is perfect for those summer night gatherings, and you will even find some deer enter your back yard from the adjoining cornfield from time to time. What are you waiting for, call 563-539-4136 and let's make this house your new home!



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