

**ALLEN
REAL ESTATE
COMPANY, LLC** _____

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Strawberry Point 563-933-4411
Monona 563-539-4136 Guttenberg 563-252-1144
241 arc lane/box 311 Monona, IA 52159**

Property Address: 454 South Street, Arlington, IA 50606

Legal Description: BLL DWL LOCATED ON N 220' W 190' NE NE and buildings lot to be surveyed to contain 2 acres. Parcel ID # 1633226104 plus lot.

Owner: Kenneth Chappell Estate, Wanda Chappell

Price: \$415,000.00

**3 -Bedrooms: Main 18x12, Main 12x14,
LL Non-conforming 12x14
3-Bath: Main 8x13, Main 8x5 (½), LL 9x9**

Gross Taxes: New \$3,800/yr. Estimate

House Built: 1999

Kitchen & Dining Room: 21x15 with island

Stories: 1 Story

Living Room: 26x13

House Size: 3,252 sq. ft.

Family Room: LL 26x13

Lot Size: 2 A m/l to be surveyed by Seller

Laundry: LL 7x13

Heat: Forced Air Gas, Bsmt & Garage Gas In-Floor heat

Office: LL 9x10

Air Conditioning: Central

Storage Room: LL 20x12 w/Shelving

2-Water Heater: Gas

Appliances: Stove, refrigerator included

Roof: Metal Shingles

Flooring: Wood, Tile, Carpet

Exterior: Brick

Basement: Full

Foundation: Concrete

Garage: 2 attached 1,072 sq ft. In-floor heat

**Shop: Cemented 32x48x14, 16x12 door
Barn: 32x50 Remodeled**

Remarks: Country Living with City Convenience! Step into this move-in-ready, lovingly maintained 1,626 sq. ft. brick ranch, perfectly situated on 2 peaceful acres at the southern edge of Arlington. Built in 1999, this spacious home features a versatile 2-to-3 bedroom layout and 3 bathrooms. The main level welcomes you with soaring vaulted ceilings, high-quality oak mill work, and beautiful wood and tile flooring. The fully finished 1,626 lower level is built for entertaining, boasting a massive family room with a dedicated bar area. Enjoy premium comfort year-round with luxurious in-floor heating extending throughout the basement and into the attached, oversized heated garage. Outside, the property offers unmatched storage and workshop space. Outbuildings include a massive 32'x48'x14' cemented shop building and a beautifully remodeled 32'x50' barn. Take in serene, unobstructed views of southern farm fields from your quiet backyard. This property sits within city limits, offering the perfect blend of rural privacy and municipal convenience. (Note: Livestock/horses require City Council approval). Call Listing Agent Randy Willie @ 563-419-4411 for more information.



The following information, although believed to be accurate, is no guaranteed or warranted by the listing office.