ALLEN REAL ESTATE COMPANY, LLC.

WEBSITE: ALLENREALESTATECO.COM

MONONA 563-539-4136 STRAWBERRY POINT 563-933-4411 GUTTENBERG 563-252-1144

241 ARC LANE/BOX 311 MONONA, IA 52159

Property Address: 208 & 212 N Water Street, Monona IA 52159 **Parcel ID: 36-12-357-005 & 36-12-353-001**

Legal Description: NEW MONONA LOT 5 N. 14 FT. OF LOT 4 BLK 13 & LOT 1 OF LOT 4 NW SW AND LOT 5 OF LOT 3 SW SW 12 95 5

Owner: Linda K Landt	**Price: $170,000**
3-Bedrooms: 10'6x13, 10'6x13/Basement NC 10'6x12'6	**Taxes: $2,134/Year**
2-Baths: 7x13 Full/ Basement 7x7 (1/2)	**House Built: 1998**
Kitchen: 12'6x12'6	**Stories: Ranch**
Living Room: 11'6x23	**House Size: 912 SF Main**
Family Room: 22'6x24'6, Basement	**Lot Size: 1.16 Acres/ 50,820 SF**
Laundry: Basement	**Heat: FHA, Blackhills Energy**
Appliances: Fridge, Stove	**Water Heater: Electric , Alliant Energy**
Flooring: Carpet, Vinyl	**Roof: Metal, New April 2020**
Basement: Full, Finished, 912 SF	**Exterior: Vinyl Siding, New April 2020**
Foundation: Concrete	**Garage: 1 Stall, Attached, 20x20, 400 SF**

Remarks: Rare In-Town Acreage! Check off every item on your wish list with this extensively updated ranch-style home located on over an acre within Monona city limits.

Offering the convenience of main-level living with an attached garage, this home boasts major updates throughout, including new kitchen cabinets (2016), a durable metal roof, siding, and windows (2020), and a brand-new front deck and water softener (2026). The finished basement provides valuable additional living space, while the backyard patio offers a great spot to unwind outdoors.

The expansive lot provides unmatched privacy and plenty of space for future additions or a larger detached garage/shop. Opportunities for acreage inside city limits are hard to come by—contact Megan Keehner at 563-880-4762 today for your private tour.



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