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: 204 Broadview Avenue, Luana IA 52156

Legal Description: COUNTRYSIDE ESTATES LOT 2	**Price: $395,000**
Owner: Craig Radloff	**Taxes: $4,602/year**
3-Bedrooms: 13'6x14, 10x11/ Lower 12x19	**House Built: 2009**
4-Baths: 7'6x12'6 Master, 5x10 (3/4), (1/2) w/laundry/Lower 5x9 (3/4)	**Stories: Ranch**
Kitchen: 14x15	**House Size: 1,632sf Main/ 1,080sf Lower**
Dining Room: 8x11	**Lot Size: 0.36 Acres/ 15,825 SF**
Living Room: 15x19	**Heat: Forced Air, Natural Gas**
Office: 8'6x10	**Air Conditioning: Central AC**
Laundry: 6x10, with (1/2) bath	**Water Heater: Gas, New 3-23-2018**
Appliances: Microwave, Dishwasher, Rest Negotiable	**Roof: Malarkey Shingles, New 2023**
Flooring: Hardwood, Carpet, Linoleum	**Exterior: Vinyl Siding**
Family Room: Lower 19x39	**Foundation: Concrete**
Basement: Full, Finished, Walk-out	**Garage: 3-Stall/ Attached/ 1,056 SF**

Skip the build times and high costs—this one-owner Luana home offers the luxury and space of new construction without the premium price tag! Built in 2009 this sprawling 3-bedroom, 4-bathroom residence boasts a 3-car attached garage and an intelligent, functional layout.

The main floor welcomes you with beautiful hardwood floors and custom cherry cabinetry. The heart of the home features an expansive kitchen equipped with a center island, walk-in pantry, dedicated laundry room, and a formal dining area. Just off the dining room, step into the stunning 3-season screened-in porch added in 2022—the perfect spot for morning coffee. Unwind in the open living room, work from the private home office, or retreat to the primary suite featuring an en-suite bath with a separate shower and jet tub. A second bedroom and an updated 3/4 bath (new shower in 2026) complete the main level.

The fully finished lower level expands your living space with a massive family room, a third bedroom, and an additional 3/4 bath. Need more room? The layout is already optimized to easily add a fourth bedroom, alongside massive storage rooms featuring built-in cabinetry and extra shelving.

Key upgrades include a brand-new roof (2023) featuring premium Malarkey shingles, central air, and a concrete back patio. Truly move-in ready and built to last!

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



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