

*Parker Realty presents...*

## 313 Breezy Point Loop McGregor, IA



|                       |                   |                    |                                   |
|-----------------------|-------------------|--------------------|-----------------------------------|
| <b>Listing Price:</b> | <b>\$189,000</b>  | <b>Lot Size:</b>   | <b>.48 Acres</b>                  |
| <b>Taxes:</b>         | <b>\$1904 yr</b>  | <b>Year Built:</b> | <b>2003</b>                       |
| <b>Square Feet</b>    | <b>1306 Sq Ft</b> | <b>Garage:</b>     | <b>2 Car Attached<br/>24 x 24</b> |

Parker Realty  
510 Herder Street Guttenberg, Iowa 52052  
Business Phone: (563) 252-4406 Cellular Phone: (563) 880-0273  
Licensed in Iowa  
[www.danparkerrealestate.com](http://www.danparkerrealestate.com)

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|                        |                 |                   |                         |
|------------------------|-----------------|-------------------|-------------------------|
| <b>Basement</b>        | 1306 sq ft      | <b>Heat:</b>      | Lp Gas /<br>Central A/C |
| <b>Bedrooms:</b>       | 3               | <b>Bathrooms:</b> | 2                       |
| <b>School District</b> | MFL /<br>MarMac | <b>Utilities:</b> | Private<br>Utilities    |

**LISTING AGENT: Denny Schroeder – 563-880-9000**

.3 Bedroom Ranch Style home with full finished basement with walk-out to a large ½ acre lot in the Breezy Point subdivision. Main level has kitchen/dinning room combination, large living room, 2 main floor bathroom, main level laundry area and 3 main floor bedrooms. Basement area is finished family room, utility room and is plumbed for an additional bathroom available.

Outside has cement patio under a large raised deck, concrete driveway to enter the attached 24 x 24 garage.



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