

*Parker Realty presents...*

**34681 Millville Rd  
Colesburg, IA**



<b>Listing Price:</b>	<b>\$449,900</b>	<b>Lot Size:</b>	<b>8 Acres</b>
<b>Taxes:</b>	<b>\$3780 yr</b>	<b>Year Built:</b>	<b>2013</b>
<b>Square Feet</b>	<b>1798 Sq Ft Main Level</b>	<b>Garage:</b>	<b>3 car Detached</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>	<b>1798 Sq Ft Finished (w) walkout</b>	<b>Heat:</b>	<b>LP Gas – Central A/C</b>
<b>Bedrooms:</b>	<b>3 plus</b>	<b>Bathrooms:</b>	<b>3</b>
<b>School District</b>	<b>Clayton Ridge</b>	<b>Utilities:</b>	<b>Private Well and Septic</b>

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

Amazing Acreage (8 acres with Guest Cabin and out buildings) located 2 miles west of Millville, nestled in its own quiet nature setting.

This unique property includes a Raised Ranch 3 bedroom home with additional living area in a totally finished walk out lower level. In addition to the main home it also offers a 800 square feet Guest Cabin, 3 car oversized detached garage and additional metal storage building.

Beautiful main home includes open main level floor plan- with hardwood Maple walls and vaulted Maple ceiling, gas fireplace, kitchen dining room combination with breakfast bar, custom Hickory cabinets. 3 Bedrooms on the main level with one being a Master bedroom with walk-in closet and master bath, main floor laundry room with rear entrance leading to detached garage. Lower finished area incorporates a large family room, 2 additional non-conforming bedrooms, a studio/office and a walkout entrance with a screened in lower porch.

Outside the exterior is vinyl siding with a full length 2 sided wrap around screened in porch, matching metal roof, a 3 car detached 24 x 40 garage with plenty of room for your workshop. A one bedroom Guest cabin with screened porch and outside deck area, offering a unique opportunity for friends or paying guest. Additional metal pole shed for the storage of your machinery, mowers and extras.

This Property has so much to offer and see, Call us to set up your private showing!

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