

*Parker Realty presents...*

## 294 Abel Drive Guttenberg, IA



<b>Listing Price:</b>	<b>\$135,000</b>	<b>Lot Size:</b>	<b>Leased Lot: \$4070 Yr</b>
<b>Taxes:</b>	<b>\$2570yr</b>	<b>Year Built:</b>	<b>2003</b>
<b>Square Feet</b>	<b>1276 Main Level Sq Ft</b>	<b>Garage:</b>	<b>26 x 26 Attached</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>	1276 Sq Ft Finished living area	<b>Heat:</b>	N Gas Central A/C
<b>Bedrooms:</b>	3	<b>Bathrooms:</b>	2
<b>School District</b>	Clayton Ridge Schools	<b>Utilities:</b>	Private water and septic

**LISTING AGENT: Dan Parker – 563-880-0273**

## **Abel Island Waterfront Property. Price Reduced!**

This 3 bedroom raised Ranch All American home sits on a leased lot with 107 Ft of Mississippi River channel frontage.

This beautiful home features an open floor plan with the kitchen, dining room and living room all facing the river view with a patio door leading to a raised deck overlooking the water. Kitchen has upgraded oak cabinets and breakfast nook, Main level 2 bedrooms and Main floor full bath.

Lower level includes family room, 3<sup>rd</sup> bedroom full bathroom and utility room with washer and dryer included.

Attached 2 stall garage is sheet rocked and has front and rear entrances plus door to lower level. Lease amount is \$4070 in 2017.

Chance for your water frontage home and your personal dock and access to the river activities.



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