

*Parker Realty presents...*

## 15 Mozart Street Guttenberg, Ia



<b>Listing Price:</b>	<b>\$211,000</b>	<b>Lot Size:</b>	<b>75 x 100</b>
<b>Taxes:</b>	<b>\$3570 EST/ YR</b>	<b>Year Built:</b>	<b>1995</b>
<b>Square Feet:</b>	<b>1884 Sq Ft Finished</b>	<b>Garage:</b>	<b>2 stall attached</b>
<b>Basement:</b>	<b>1030 sq ft 844 FINISHED</b>	<b>Heat:</b>	<b>Gas/ Central A/C</b>
<b>Bedrooms:</b>	<b>3</b>	<b>Bathrooms:</b>	<b>2</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>School District:</b>	Clayton Ridge Schools	<b>Utilities:</b>	City Utilities
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**LISTING AGENT: Dan Parker – Cell 563-880-0273**

This raised ranch home sits on an oversized corner lot just ½ block off the city park and Mississippi River with a view of the water.

Nicely laid out floor plan with large open living room, adjoining dining room leading to open kitchen. All appliances stay with property and were purchased in 2008 with exception of the refrigerator. Off living room are patio doors leading to an enclosed 3 season room with new windows in 2012, below the 3 season room is a sunken bricked floor patio. Upper level includes 2 bedrooms and main floor full bath..

Lower level includes a very large family room with gas fireplace, patio doors to sunken patio, large bedroom, full bath with garden bathtub and utility room that has exit to 2 stall attached garage.

Exterior has very nice appearance with nicely landscaped yard and entrance area, home is vinyl sided and had new roof installed in 2009. This is a spotless home and so much more for the buyers to see call and make your appointment.



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