

*Parker Realty presents...*

**123 Royal Oaks Ct  
Townhouses  
Guttenberg, IA**



<b>Listing Price:</b>	<b>\$324,000</b>	<b>Lot Size:</b>	<b>60x150</b>
<b>Taxes:</b>	<b>\$5600 estimate</b>	<b>Year Built:</b>	<b>2010</b>
<b>School District:</b>	<b>Clayton Ridge Schools</b>	<b>Garage:</b>	<b>2+ stall Attached</b>
<b>Building Size:</b>	<b>1580 sq ft Main Floor</b>	<b>Heat:</b>	<b>Gas /Central A/C</b>

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510 Herder Street Guttenberg, Iowa 52052  
Business Phone: (563) 252-4406 Cellular Phone: (563) 880-0273  
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<b>Bedrooms:</b>	4	<b>Bathrooms:</b>	3
<b>Basement:</b>	Full with finished living area	<b>Utilities:</b>	City Utilities

**Listing Agent: Dan Parker Cell: 563-880-0273**

This Townhouse rests on the bluff above Guttenberg with an awesome view of the Mississippi River. This unit was finished to suit in 2010 and has all upgraded cabinetry, trim and flooring.

Interior features:

4 bedrooms, Master with large full bath and walk in closet and river view with balcony access

Large open kitchen with cherry cabinets and granite tops, Center Island with sink, dishwasher and seating, Maytag appliances, tile flooring into the dining area.

Main floor open living room with hardwood banister leading to lower level, Front facing bedroom doubling as office area, 2 main floor full bath, front entrance area with inlaid rock wall.

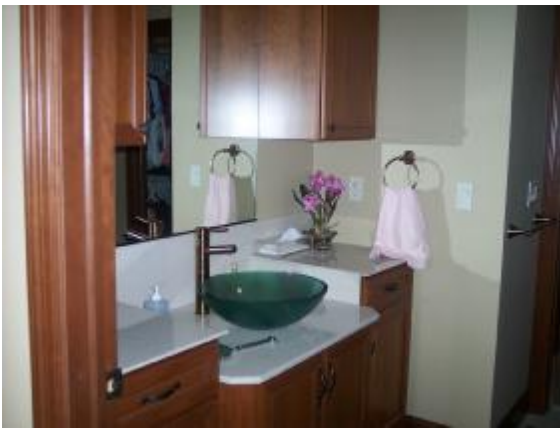
Lower level includes large family room with guest kitchenette area, 2 large bedrooms on each end, another full bath, patio doors leading to cover 2<sup>nd</sup> patio area.

Outside: Brick exterior, cement driveways, outside building border with rock and painted shrubbery, 2 concrete covered decks, upper deck with screen.



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