

*Parker Realty presents...*

**28544 HWY 52  
GUTTENBERG, IA**



<b>Listing Price:</b>	\$225,000	<b>Lot Size:</b>	1 acre
<b>Taxes:</b>	\$1106	<b>Year Built:</b>	2007
<b>School District:</b>	Clayton Ridge	<b>Garage:</b>	2 stall attached
<b>Building Size:</b>	1752 sq ft	<b>Heat:</b>	N/gas
<b>Bedrooms:</b>	3	<b>Bathrooms:</b>	2 1/2
<b>Basement:</b>	Full Sheet rocked and insolated	<b>Utilities:</b>	Private well and septic

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510 Herder Street Guttenberg, Iowa 52052  
Business Phone: (563) 252-4406 Cellular Phone: (563) 880-0273

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

## **This is all new construction !**

### **Features: Exterior**

1 Acre site /outside city limits  
Basement is fully sheet rocked and insulated  
Exterior is Brick fronted and Rollex vinyl sided on 3 sides  
30 yr shingles  
2 x 6 exterior walls  
Cemented driveway apron and sidewalk  
Oversized 2 stall garage with floor drain  
Spacious rear deck off living room

### **Interior:**

New natural gas water heater  
High efficient Amana furnace  
"Taylor" insulated front door (w) sidelights  
All Anderson windows  
French Doors leading to deck  
Natural Gas Fireplace with solid Oak Mantel and tile front  
2 ½ baths – Master bedroom with whirlpool tub and shower  
"Bertch" Solid Oak Cabinets Kitchen/Bathrooms  
"Timbergate" Solid Oak Interior Doors  
Solid Oak interior trim Case/base/door headers  
2 Solid Oak inset-ceiling trays with fans (living room and master bedroom)  
Formal dining room  
Main floor laundry hookups  
Kohler bathroom fixtures  
Brushed nickel knobs/ hinges / bathroom fixtures  
Ceramic tile in kitchen / bathrooms / laundry

## **Only one way to describe this one, WOW!**



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