

Parker Realty presents...

172 Abel Drive Guttenberg, Ia



Listing Price:	\$625,000	Lot Size:	73 x 113
Taxes:	\$4822 EST/ YR	Year Built:	1958
Square Feet:	1701 Sq Ft Finished	Garage:	2 stall attached
Basement:	1541sq ft 850 Finished	Heat:	Gas/ Central A/C
Bedrooms:	3	Bathrooms:	2

Parker Realty
510 Herder Street Guttenberg, Iowa 52052
Business Phone: (563) 252-4406 Cellular Phone: (563) 880-0273
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School District:	Clayton Ridge Schools	Utilities:	Private well and septic
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LISTING AGENT: Dan Parker – Cell 563-880-0273

Mississippi River Waterfront property located on Abel Island with private canal access. Beautiful remodeled riverfront home with 3 bedrooms, large open living area floor plan on main level. Hardwood flooring, solid surface countertops with breakfast nook, large main floor living room with natural gas fireplace, Master bedroom with master bath (garden tub and separate shower). All glass in 3-season room facing waterfront and full-length deck facing water. Lower level includes 1 full with bedroom with 2 double beds and 2nd bedroom with 1 bed, newly remodeled full tile bathroom with tile shower, family room with patio doors leading to full length cement patio. The rear yard sidewalk leads to a new stone full length seawall and lower sidewalk to the private canal for access to the river.



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