

*Parker Realty presents...*

## 276 Abel Drive Guttenberg, IA



<b>Listing Price:</b>	<b>\$647,000</b>	<b>Lot Size:</b>	<b>119 x 270</b>
<b>Taxes:</b>	<b>\$5208 yr</b>	<b>Year Built:</b>	<b>1977</b>
<b>Square Feet</b>	<b>1760 Sq Ft</b>	<b>Garage:</b>	<b>2 stall 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>	1760 sq ft 500 Sq Ft Finished	<b>Heat:</b>	Hot Water heat – Central A/C and Minni Split unit
<b>Bedrooms:</b>	3	<b>Bathrooms:</b>	2 1/2
<b>School District</b>	Clayton Ridge	<b>Utilities:</b>	Private well and septic

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

### **Mississippi River waterfront home on Abel Island!**

This home is located on the northeast side of Abel Island along the main Mississippi River channel. Lot is located in the private drive with all the home in this area it has large lots and water frontage.

3 main floor bedrooms with one being a Master bedroom with bath and closet, 2<sup>nd</sup> bathroom includes dual sinks and tub/shower. Laundry has been moved from lower level to main floor. Large open living room with Vaulted ceilings and fireplace. Kitchen and dining room are open floor plan with patio doors leading to the river facing deck. Open staircase to lower level to a family room, large storage room and 2 large work shop rooms that could be remoded for more living space. Overhead door in lower level with enough room for extra inside parking.

Outside has huge yard space to the river with a boathouse, private cement ramp from boathouse, large rear deck and cement patio with retaining wall. Paved driveway to the rear of the home for access to lower basement garage and water.

This is one of the best locations that the Island properties have to offer.

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