

*Parker Realty presents...*

**352 RiverView Rd  
Esmann Island  
Guttenberg, IA**



<b>Listing Price:</b>	<b>\$348,000</b>	<b>Lot Size:</b>	<b>77 x 89</b>
<b>Taxes:</b>	<b>\$3370 yr</b>	<b>Year Built:</b>	<b>1957</b>
<b>Square Feet</b>	<b>1644 Sq Ft</b>	<b>Garage:</b>	<b>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>	none	<b>Heat:</b>	<b>Nat Gas Central A/C</b>
<b>Bedrooms:</b>	3	<b>Bathrooms:</b>	2
<b>School District</b>	Clayton Ridge	<b>Utilities:</b>	Private well and Septic

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

Mississippi Waterfront property located on the channel side of Esmann Island on one of the highest elevated lots. This 3 bedroom home has a large family room facing the river and patio deck area plus a cement boathouse with river patio deck above. Main living room and one bedroom on the main level plus the addition over the garage has 2 large bedrooms and a deck overlooking river. 2 full baths on the main level and small workshop area. This property is on a prime location on the island so make sure to check it out!



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