

*Parker Realty presents...*

## 374 River View Rd Guttenberg, IA



<b>Listing Price:</b>	<b>\$489,000</b>	<b>Lot Size:</b>	<b>82 x 75 75 x 67</b>
<b>Taxes:</b>	<b>\$3748 yr</b>	<b>Year Built:</b>	<b>1950</b>
<b>Square Feet</b>	<b>990 Sq Ft</b>	<b>Garage:</b>	<b>Single Car Detached</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>	New Minni split unit Heat and A/C
<b>Bedrooms:</b>	2	<b>Bathrooms:</b>	1
<b>School District</b>	Clayton Ridge	<b>Utilities:</b>	Private well and septic

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

Esmann Island Waterfront cottage located in the of the Island with an adjacent lot with large 36 x 28 2<sup>nd</sup> garage and space for all your river items. Water frontage lot with your own private concrete boat ramp and docking area. 2 bedroom cottage with river facing porch area to enjoy the Mississippi River view every day. Outside concrete patio, single car garage next to cottage. Inside has open living room kitchen design, 2 bedrooms and full bath nicely updated. If your looking for your piece of river front heaven then don't miss this one!



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