



Hawkeye Farm Mgmt & Real Estate

New Construction - Ranch Style Home

209 Washington Avenue West, Albia, IA 52531

\$270,000

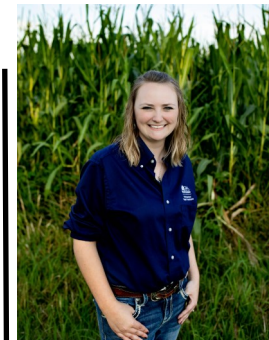


CONTACT US




**Hawkeye
Farm Mgmt &
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 1010 South Clinton, Albia, IA 52531



**ALLYSON RYAN-
HABERMAN
REALTOR® - IA**

 (641) 799-3031
 Allyson@UCIowa.com
 Licensed in Iowa

Alan Ammons, Broker, Licensed in Iowa & Missouri.

The above information, although believed to be accurate, is not warranted or guaranteed by the owner, listing firm, or listing agent.



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PROPERTY FEATURES

- 2,240 Total Square Feet
 - 1,120 Main Floor Square Feet
 - 1,120 Basement Square Feet (850 Finished, 270 Unfinished)
- 3 Bedrooms & 1 3/4 Bathrooms
 - Primary Suite with 3/4 Bathroom & Walk In Closet
- Main Floor Laundry
- Comfortable Kitchen / Living / Dining Area
 - Wood Cabinets
 - Quartz Countertops
 - Door to Covered Back Patio
- LVP & Carpet Flooring
- Forced Air Furnace
- 40 Gallon Electric Hot Water Heater
- 200 Amp Circuit Breakers
- Asphalt Roof
- Vinyl Siding
- Vinyl Windows
- Poured Concrete Foundation
- Storm Shelter in Basement
- 20' x 22' Attached Garage
- Fiberglass Insulation in Attic
- One Year Builders Warranty - Meredith Construction
 - Electrical completed by Thomas Electric
 - Plumbing completed by Meredith Construction
 - HVAC completed by Southern Iowa Plumbing, Heating & Cooling
 - Foundation completed by Brett Vos
 - Exterior Concrete completed by Economic Concrete
 - Gutters completed by PJ's Construction
- 10 Year Tax Abatement with the City of Albia
- Annual Taxes \$300
- 2 Lots Included in the Sale - See Map on Next Page
- Electric Company - Chariton Valley REC
- Gas Company - Alliant Energy
- Water & Sewer - City of Albia

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PROPERTY PICTURES



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