

# FOR SALE!



**Listing Price: \$179,900**

**Address:** 303 W Main Street, Wayland, IA 52654

**MLS#:** 6317962 **Parcel#:** 280010923200100

**Terms:** Cash or New Loan **Possession:** Upon Closing

**Legal Description:** ORIG LOT 20

**Lot Size:** 48' X 132' (.15 Acres, 6,336 sf)

**School District:** WACO

**Year Built:** 1900 **Style/Const:** 2 Story / Frame

**Basement:** Full, Unfinished **Exterior:** Vinyl

**Roof:** Metal w/ **NEW** Gutters **Foundation:** Block / Brick

**AGF Sq Ft:** 2,062

**Gross Taxes:** \$2,713.38 **Net Taxes w/Homestead:** \$2,546



	<u>Bsmt</u>	<u>Lvl 1</u>	<u>Lvl 2</u>	<u>Dimensions</u>	<u>Floor Covering / Other</u>
<b>Bedrooms:</b>			4	12' x 12'	sw Carpet / Closet, Ceiling Fan
				11'2" x 10'2"	SE Wood / Closet
				12'8" x 12'	NW Carpet / Closet
				15' x 12'	NE Carpet / Closet
<b>Bathrooms:</b>			Full	11'3" x 5'8"	LVP / Tub~Shower
		1/2		4'4" x 2'10"	Vinyl
<b>Kitchen:</b>		X		17'10" x 12'2"	<b>NEW</b> Vinyl
<b>Dining Room:</b>		X		15'4" x 15'3"	Carpet / Window Seat, Built-in China Cupoard, Glass Panelled Pocket Door
<b>Living Room:</b>		X		14'6" x 14'2"	Carpet / Glass Paneled Pocket Door
<b>Family/Computer Room:</b>		X		13'4" x 12'3"	Carpet / Solid Pocket Door, <b>NEW</b> Pellet Stove
<b>Front Entry:</b>		X		8'9" x 4'6"	Vinyl / Closet
<b>Back Encl Porch:</b>		X		12' x 11'	Painted Wood, Sliding Door to Back Yard
<b>Laundry:</b>		X			Elec Hookups
<b>Garage :</b>				14' x 24'	1Plus Car Detached w/Opener, Cement Floor, Workbench, Additional Cement Parking Pad

**Appliances / Other:** Smooth-top Stove, Refrigerator, Garbage Disposal, Washer, Dryer, Freezer, Water Softener (As Is), Pellet Stove

**Heating:** Gas, Forced Air - *Lennox Pulse* **Cooling:** Central Air **Water Heater:** Elec, 50 Gallon - AO Smith

**Water Supply:** City **Sewer/Septic:** Sewer **Fiber Optic:** Yes

**Utility & Service Providers:** City of Wayland -Gas/Swr Wtr/Garb - \$ 175/mo Avg **Alliant Energy** - Electricity - \$181/mo Budget



208 W. Main St., Wayland, IA 52654

**Call Toll Free!**  
**1-877-956-4505**

*Jo R. Trabert*

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