

FOR SALE!



Listing Price: \$189,900

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

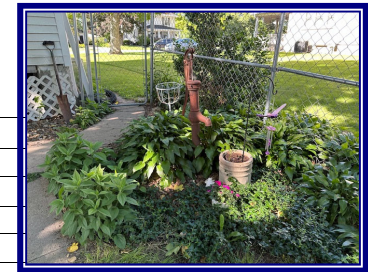
Year Built: 1900 **Style/Const:** 2 Story / Frame

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

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

AGF Sq Ft: 2,062

Gross Taxes: \$2,474.25 **Net Taxes w/Homestead:** \$2,304



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

REALTOR®, Broker, C-CREC, CRB, GRI, SFR
Licensed to Sell & Lease Real Estate in Iowa



Visit Our Website www.benchmark-realestate.com

THIS INFORMATION, ALTHOUGH BELIEVED TO BE ACCURATE IS NOT GUARANTEED OR WARRANTED. ALL MEASUREMENTS ARE APPROXIMATE.

