

FOR SALE!



Listing Price: \$239,500

Address: 307 B S Pearl Street, Wayland, IA 52654

MLS#: 6311016 **Parcel#:** 280011015100900
Terms: Cash or New Loan **Possession:** Upon Closing

Legal Description: TAGLAUER SUB LT 4

Lot Size: 65' X 128' (.19 Acres, 8,320 sf)

School District: WACO

Year Built: 2006 **Style/Const:** 1 Story Duplex / Frame
Basement: Full, Walkout - 725sf Fin **Exterior:** Vinyl w/Brick Veneer
Roof: Asphalt Shingles **Foundation:** Poured
Open Front Porch: 8' x 18' **Deck:** 12' x 12' **Patio:** 12' x 16'

AGF Sq Ft: 1,296

Net Taxes w/Homestead: \$ 3,396



	<u>Lower Lvl</u>	<u>Lvl 1</u>	<u>Dimensions</u>	<u>Floor Covering / Other</u>
Bedrooms:		2	13'5" x 11'10"	Carpet / 5'1" x 4'8" Walk-in Closet, Ceiling Fan, Master 3/4 Bath
			10'10" x 10'2"	Carpet / Closet, Ceiling Fan
	1		13'10" x 11'10"	Carpet / Closet
Bathrooms:		Full	8'4" x 5'1"	Vinyl / Tub-Shower
		3/4	8'1" x 5'5"	Vinyl / Double Seated Shower, In Master BR
	3/4		6'10"x4'9" + 9'2" x 2'10"	Carpet & Vinyl / Shower with Seat
Kitchens:		X	15'5" x 12'7"	Vinyl / Dining Counter, Pantry Cupboard, Pull-Out Shelving, Lazy-Susan
	X		8'7" x 8'6"	Vinyl / Pantry Cupboard, Sliding Door to Patio
Living Room:		X	19'6" x 13'	Carpet / Ceiling Fan
Family Room:	X		17'2" x 17'2"	Carpet / Ceiling Fan
Sun Room:		X	14'11" x 11'5"	Carpet / Ceiling Fan, Sliding Door to Deck
Laundry:		X	10' x 10'	Carpet / Blt-in Ironing Board, Cabinets & Counter, Elec Hookups
Storage Room:	X		17'4" x 17'2"	Cement Floor
Garage:			24' x 24'	2-Car Attached w/Opener, Walk Door, Finished Walls & Ceiling
Appliances / Other: (2) Smooth Top Stoves, (2) Microwaves, (2) Refrigerators, Dishwasher, Garbage Disposal, Washer, Dryer, Water Softener, Dehumidifier				

Heating: Gas, Forced Air - *Comfortmaker*

Cooling: Central Air

Water Heater: Electric, 50 Gallon

Water Supply: City

Sewer/Septic: Sewer

Fiber Optic: Yes

City of Wayland - Gas / Swr / Wtr / Garb: \$115/Avg

Alliant Energy - Elec: \$98.10/Avg



208 W. Main St., Wayland, IA

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.

