

# FOR SALE!

**Listing Price: \$ 159,900**

**Address:** 311 W Front St., Wayland, IA 52654

**MLS#:** 6305597

**Parcel#:** 28001092060010

**Terms:** Cash or New Loan

**Possession:** Upon Closing

**Legal Description:** WAYLAND INV CO 1ST LOT 22

**Lot Size:** 60' X 132'

**School District:** WACO

**Year Built:** 1900

**Style/Const:** 2 Story Frame/Clay Tile

**Basement:** Full, Unfinished

**Exterior:** Stucco

**Roof:** Shingles & Downspouts New '18

**Foundation:** Block, Clay Tile

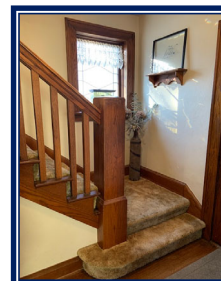
**Open Front Porch:** 10' x 31'

**Attic:** Walk-up, Floored

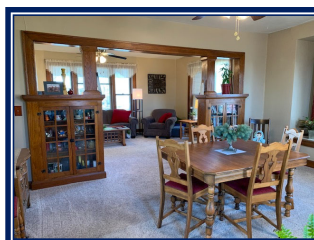
**AGF Sq Ft:** 1,798

**Gross Taxes:** \$ 1,542.67

**Net Taxes w/Homestead:** \$ 1,376



	<u>Bsmnt</u>	<u>Lvl 1</u>	<u>Lvl 2</u>	<u>Dimensions</u>	<u>Floor Covering / Other</u>
<b>Bedrooms:</b>			4	17'6" x 10'3"	SE Carpet / Lighted Closet
				13'5" x 11'3"	NE Carpet / Lighted Closet
				13'8" x 10'11"	NW Carpet / Closet
				13' x 7'5"	sw Carpet / Bonus Rm~Closet (5'9" x 10')
<b>Bathroom:</b>			Full	10'4" x 6'	Vinyl / Tub~Shower
		1/2		7'7" x 3'1"	Vinyl
<b>Eat-in Kitchen:</b>	X			13'9" x 11'11"	Vinyl (New '17) / Ceiling Fan
<b>Living Room:</b>	X			20'6" x 12'11"	Carpet (New '17) / Pocket Door, Ceiling Fan
<b>Dining Room:</b>	X			16'9" x 13'4"	Carpet (New '17) / Bay Window Seat, Ceiling Fan
<b>Laundry:</b>	X			10'2" x 7'5"	Carpet / Electric Hookups
<b>Garage:</b>				20' x 24'	2- Car Detached w/Opener, Cement Floor
<b>Appliances / Other:</b>	Smooth Top Stove, Portable Dishwasher, Garbage Disposal, Washer, Dryer				
<b>Reserved Item:</b>	Brown Mirror in Half Bath		<b>Negotiable Items:</b> Refrigerator, Freezer		
<b>Heating:</b>	Gas, Forced Air - Lennox Pulse21		<b>Cooling:</b> Central Air		
<b>Water Heater:</b>	Electric, 50 Gallon (New '20)		<b>Water Supply:</b> City		<b>Sewer/Septic:</b> Sewer



208 W. Main St., PO Box 113, Wayland, IA 52654-0113

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