

# FOR SALE!



**Listing Price: \$ 199,900**

**Address:** 104 N Adams, Wayland, IA 52654

**MLS#:** 6304329

**Parcel#:** 280011010102100

**Terms:** Cash or New Loan

**Possession:** Negotiable

**Legal Description:** S145' E136' OL 9

**Lot Size:** 132' X 136'

**School District:** WACO

**Year Built:** 1900

**Style/Const:** 2 Story Frame

**Basement:** Full, Unfinished

**Exterior:** Wood, Painted

**Roof:** Asphalt Shingles on Main House

**Foundation:** Block / Brick / Stone

**AGF Sq Ft:** 2,255

**Deck:** 14' x 5'

**Gross Taxes:** \$ 2,180.72

**Net Taxes w/Homestead:** \$ 2,014



	<u>Bsmnt</u>	<u>Lvl 1</u>	<u>Lvl 2</u>	<u>Dimensions</u>	<u>Floor Covering / Other</u>
<b>Bedrooms - Main:</b>			3	16'11" x 9'8"	SE Wood
				16'11" x 9'9"	Mid Wood / Closet
				16'11" x 9'9"	SW Wood / Closet
<b>- Apt:</b>			1	13'1" x 11'1"	Carpet / Half Bath
			plus	7'3" x 10'1"	Linoleum / Closet
<b>Bathroom - Main:</b>		3/4		10' x 7'4"	Tile / Shower, Washer & Dryer, Elec Hookups
			1/2	4'10" x 3'1"	Tile
<b>- Apt:</b>		Full		5' x 4'10"	Vinyl / Tub-Shower
			1/2	5'5" x 3'	LVT
<b>Kitchen - Main:</b>		X		11'1" x 9'10"	Tile / Ceiling Fan
<b>- Apt:</b>		X		12' x 10'	Carpet / Washer, Elec Hookup
<b>Living Room - Main:</b>		X		17'1" x 13'4"	Wood / Ceiling Fan
<b>- Apt:</b>		X		13' x 11'5"	Carpet / Murphy Bed
<b>Dining Room:</b>		X		17'1" x 13'	Wood / Ceiling Fan
<b>Pantry:</b>		X		12'10" x 5'2"	Tile / Cupboards
<b>Sun Porch:</b>		X		12'11" x 7'1"	Carpet / Sliding Door to Deck
<b>Enclosed Back Porch:</b>		X		10' x 5'	Painted Wood
<b>Garage:</b>				22' x 24'	2-Car Attached w/Openers, Walk Door



**Appliances / Other:** (2) Stoves, (2) Refrigerators, (2) Microwaves (2) Washers, Dryer, Murphy Bed, Window A/C, Gazebo & Furniture

**Heating:** Gas Forced Air

**Cooling:** Central & Window

**Water Heaters:** (2) Gas, 40 Gal

**Water Supply:** City

**Sewer/Septic:** Sewer



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

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