

FOR SALE!

Listing Price: \$ 57,000

Address: 403 W Main St., Wayland, IA 52654

MLS#: 6312811 **Parcel#:** 280010920800300
Terms: Cash or New Loan **Possession:** Upon Closing

Legal Description: E 67' N 192' OL 25 W 60' N 192' OL 13

Lot Size: 127' X 192' **School District:** WACO

Year Built: 1900 **Style/Const:** 1 1/2 Story Frame

Basement: Full (864 sq ft), Unfinished **Exterior:** Aluminum

Roof: Asphalt Shingles **Foundation:** Brick

Front Enclosed Porch: 21'x10'+15'x5' **Back Patio:** 8' x 14'

AGF Sq Ft: 1,284

Gross Taxes: \$ 856.13 **Net Taxes w/Homestead:** \$ 686.00



	<u>Bsmnt</u>	<u>Lvl 1</u>	<u>Lvl 2</u>	<u>Dimensions</u>	<u>Floor Covering / Other</u>
Bedrooms:		1		12'5" x 11'6"	Carpet / Closet
			2	15'5" x 13'1"	Linoleum / Closets - Walk thru to Sun Porch
				15'1" x 11'7"	Linoleum / Closet
Bathroom:		Full		6'9" x 6' + 5'6" x 5'6"	Vinyl
		Shower			
Kitchen:		X		11'5" x 9'11"	Vinyl / Gas Hookup
Living Room:		X		15'1" x 13'1"	Carpet
Dining Room:		X		15'5" x 13'	Carpet
Laundry:		X		9'4" x 6'5"	Carpet / Electric Hookup
Garage:				16' x 20'	1+ Car Detached, Cement Floor

Appliances / Other: Dehumidifier

Heating: Gas, Forced Air w/Humidifier - *Comfortmaker*

Cooling: Central Air

Water Heater: Gas, 40 Gallon (New 2019)

Water Supply: City

Sewer/Septic: Sewer



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

Visit Our Website www.benchmark-realestate.com

Call Toll Free!
1-877-956-4505

Deb Roth
REALTOR®

Cell Phone: 319-759-2136

debkroth81@gmail.com



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