

FOR SALE!

Listing Price: \$ 145,500

Address: 203 W Front St., Wayland, IA 52654

MLS#: 6197757

Parcel#s: 280010923000500

Terms: Cash or New Loan

Possession: Upon Closing

Legal Description: BAINS LOT 10

Lot Size: 60' X 132'

School District: WACO

Year Built: 1900

Style/Const: 2 Story Frame

Basement: Half - 288 sq ft

Exterior: Vinyl

Roof: Asphalt Shingles (New 2005)

Foundation: Block

Front Screened Porch: 19'5" x 6'4"

Wood Deck: 10' x 12' + Patio & Grill Pad

AGF Sq Ft: 1,280

Fenced Yard: Yes

Gross Taxes: \$ 1,642.56

Net Taxes w/Homestead: \$ 1,476



	<u>Bsmnt</u>	<u>Lvl 1</u>	<u>Lvl 2</u>	<u>Dimensions</u>	<u>Floor Covering / Other</u>
Bedrooms:			4	13'10" x 10'10" NW	Carpet / Ltd Closet, Ceiling Fan
				13'10" x 11'10" NE	Carpet / Ltd Closet, Ceiling Fan
				11'4" x 9' SW	Carpet / Ceiling Fan
				10'4" x 7'3" SE	Carpet / Lighted Closet
Bathroom:			3/4	6' x 11'	Laminate / Shower, Sink
		Full		11'1" x 4'9"	Vinyl / Tub~Shower
Kitchen:		X		12' x 11'8"	Stone Polymer Core (SPC) / Countertops (New in '22), Lazy Susan
Living Room:		X		17' x 11'	Bamboo / Ceiling Fan
Dining Room:		X		13'9" x 11'6"	Bamboo / Ceiling Fan
Laundry:			X	11'10" x 7'4"	Bamboo / Elec Hookups
Garage:				30' x 24'	3- Car Detached w/Openers, Cement Floor, Walk Door, Alley Access
Storage Shed:				8' x 12'	Wood Floor, Shelving

Negotiable Appliances / Other: Gas Stove, Refrigerator w/Ice & Water, Garbage Disposal (New in '22), Washer, Dryer

Other Improvements: 2022 - Flooring in Kit, LR, DR, Laundry, & Up Bath, Pex Wtr Lines 2005-Shingles, Breaker Box, Siding, Windows

Heating: Gas, Forced Air - Goodman (New in '22) **Cooling:** Central Air **Water Heater:** Electric, 50 Gallon, (New in '22)

Water Supply: City

Sewer/Septic: Sewer



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

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