

# Degnan-Green Realty & Insurance Service

*Licensed in the state of Iowa*

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<i>Property Location</i>		326 N. River Park Dr.		<i>Listing Price</i>		\$399,000	
<i>Year Built</i>		2000		<i>Building Size</i>		2465 sq. feet	
<i>Present Occupancy</i>		Owner		<i>Lot Size</i>		50 x 100	
<i># Bedrooms</i>	3	<i># Baths</i>	2 ¼	<i>Heating</i>	Gas	<i>A/C</i>	Central
<i>Basement, Room additions, decks and extras</i>		<p>Architecturally designed home incorporates an existing blend of style and comfort. Selling price includes all appliances, window treatments and furnishings (excluding personal effects – list will be provided. Present owner finished the lower level into a family/game/theatre room with kitchenette. Cellar from the historic brick house could easily be converted to a wine cellar. As an added perk, home is approved as a vacation rental property.</p> <p>For all pilots out there, present owner has a hanger at the local Abel Island Airport which could become part of this sale at a negotiated price.</p>					

	There are so many unique details incorporated into this property that pictures alone will not do it justice. Make an appointment to view it for yourself!		
<i>Taxes</i>	\$5932 Annually		
<i>City Utilities</i>	Yes	<i>Assessed Value</i>	\$302,822
<i>Additional information</i>		<i>Terms</i>	Cash
<i>Additional photos</i>			