

*Parker Realty presents...*

## 171 Abel Drive Guttenberg, IA



<b>Listing Price:</b>	<b>\$315,000</b>	<b>Lot Size:</b>	<b>75 x 80</b>
<b>Taxes:</b>	<b>\$2210 yr</b>	<b>Year Built:</b>	<b>2000</b>
<b>Square Feet</b>	<b>1568 sq ft Main Floor</b>	<b>Garage:</b>	<b>2 attached</b>
<b>Basement</b>	<b>Full with finished area</b>	<b>Heat:</b>	<b>N-gas and Central A/C</b>
<b>Bedrooms:</b>	<b>3</b>	<b>Bathrooms:</b>	<b>3</b>

Parker Realty  
510 Herder Street Guttenberg, Iowa 52052  
Business Phone: (563) 252-4406 Cellular Phone: (563) 880-0273  
Licensed in Iowa  
[www.danparkerrealestate.com](http://www.danparkerrealestate.com)

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<b>School District</b>	<b>Clayton Ridge</b>	<b>Utilities:</b>	Private well and Septic
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**LISTING AGENT: Dan Parker Cell: 563-880-0273**

## **Mississippi River Property on Abel Island**

This Raised Ranch River property built in 2000 has your own waterfront and your personal dock for your boat included.

Large raised deck and lower covered patio with patio door entrances on both levels.

Main level included: Large open kitchen dining room and formal living room,

Kitchen has loads of cabinet space and buffet-pantry

Master bedroom with whirlpool tub and separate shower and walk-in closet

2<sup>nd</sup> bedroom and main full bath

Reading- office room

1<sup>st</sup> floor laundry off kitchen

Lower level family room with fireplace

3<sup>rd</sup> bedroom and another full bath (that's 3 total)

Attached garage with drive through double doors.



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