

*Parker Realty presents...*

## 257 Mallard Lane

Wille Resort-Frenchtown

## Guttenberg, IA



<b>Listing Price:</b>	<b>\$49,000</b>	<b>Lot Size:</b>	<b>60 x 60</b>
<b>Taxes:</b>	<b>\$530</b>	<b>Year Built:</b>	<b>1968</b>
<b>School District:</b>	<b>Clayton Ridge Schools</b>	<b>Garage:</b>	<b>14 x 24 attached with carport</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>Building Size:</b>	20 x 32 living space	<b>Heat:</b>	Forced air Window A/C
<b>Bedrooms:</b>	2	<b>Bathrooms:</b>	1
<b>Basement:</b>	Partial	<b>Utilities:</b>	Private well and septic

**Listing Agent: Dan Parker 563-880-0273**

This Home/Vacation Cottage in Wille Resort is set up for year around living.

Features:

Open Kitchen Living room, electric stove and microwave, Cabinet space

2 bedrooms with large closets

Full bath with walk-in shower

Newer carpet

10 x 12 screened in sitting porch

Basement area with furnace and wood stove, electric hot water heater, sink and storage

14 x 24 attached garage and carport

Lawn shed and 500 gal L/P tank

New holding tank County approved in Sept 2009

Vinyl siding

**Super Clean and Super Nice!**



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