

*Parker Realty presents...*

# 1117 North 3<sup>rd</sup> Lane Guttenberg, IA



<b>Listing Price:</b>	\$325,000	<b>Lot Size:</b>	3880 sq ft
<b>Taxes:</b>	\$4146	<b>Year Built:</b>	2004
<b>School District:</b>	Clayton Ridge	<b>Garage:</b>	2 car attached
<b>Building Size:</b>	1591 living area	<b>Heat:</b>	Force air Central A/C
<b>Bedrooms:</b>	2 +	<b>Bathrooms:</b>	2
<b>Basement:</b>	Full (w) Finished living area	<b>Utilities:</b>	City Utilities

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

## MISSISSIPPI RIVER CONDOMINIUM

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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This River View Condo sits at the north end of Guttenberg just south of the Marina right on the banks of the Mississippi River.

This property is sold as a **turn-key unit** everything stays furnished  
1<sup>st</sup> unit in a 4 plex with upper and lower decks to watch the water

3 stories of living area and yes it has an **Elevator** to service all floors

Features include:

Lower level- 2 stall garage, finished bedroom/storage room, utility room and elevator access

Main floor- large open floor plan, living room – has gas fireplace, large 43” Hitachi flat screen TV, Reclining Leather couch, loveseat and chair Dining area – Large hardwood drop leaf table with 4 chairs, patio door with access to screened in porch/deck and Kitchen – Breakfast nook with 4 chairs, all stainless steel Maytag appliances, all Oak Cabinets, Large pantry,

Bedroom, with large closet, full bath with Maytag stackable washer and dryer.

Upper level: Master bedroom – king-size hardwood bed with matching dressers, Samsung 43” flat screen TV, gas fireplace, huge walk-in closet, master bath with glassed-in shower, Jacuzzis tub, double vanity and tile bathroom floor.

Honeywell House Alarm

Thermostats on all floors

Outside call-in intercom

Elevator for all floors

**This is a Dream home for River lovers!**



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