

1676 620th Ave, Albia IA



4 BD Energy Efficient Ranch

**32 x 54 Shed
30 x 40 Garage
all on 5 Acres m/l**

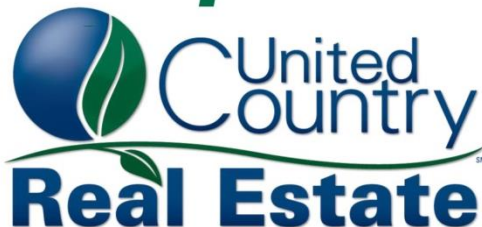
\$279,000



Picturesque 5 acres with quality built 4-5 bedroom home overlooking a beautiful private pond. The large kitchen features an island, custom built birch cabinets, (Energy Star) appliances, Lazy Susan, (one is a recycle center and pull out pantry. A Mendota direct vent fireplace with walnut mantle is the focal point of the living room. The master bedroom has a large walk-in closet and spacious bathroom. There is a mudroom/laundry off the garage. Extras include: central vac, sensor lights, stereo speakers in 5 rooms and the back porch, security system, whole house fan, and many other upgrades.

This home can be purchased with 76 acres, contact agent for details.

 **Hawkeye Farm Mgmt & Real Estate**



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GENERAL INFORMATION

Square Feet	Main-2048	Basement-2048
Lot Dimensions	5 acres	
Type/Style	Energy Efficient Ranch	
Bedrooms	3 up/1 down	
Bathrooms	3 up/1 down	
Taxes	\$4864 estimate	
Zoning	Agricultural	
School District	Albia Community	

CONSTRUCTION

Year Built	2005
Roof	Asphalt Shingles
Siding	No Maintenance Vinyl
Garage	2+ Car Attached (728 sq. ft.)
Basement	Full, Partially Finished
Windows	Simonton Double Pane, Low E
Passive Radon thru Roof	

UTILITIES

Chariton Valley Elec Budget	\$152/month
	200 amp service
LP Gas (Ferrelgas owned)	500 Gal
Rathbun Rural Water	
Septic-brought to code at closing	
Heating	Lennox heat pump
Cooling	Central Air
Water Heater	50 Gal Electric
Heat Exchanger	& Whole House Fan

EXTERIOR

Setting	Surrounded by crop land
Decks	Front-2013
Pond	7/8 acre. 12' depth
Structures	*30x40 Garage-Earth berm, 10' height, concrete, partially insulated, 360 sf attic storage *32x54 Shed

INTERIOR

Laundry	Main Floor
Fire Place	Mendota direct vent
Basement	1 BD, 1 BA finished, add'l 1000 sf dry-walled, painted & trimmed

This information, although believed to be correct, is not warranted or guaranteed by the owner, listing firm or listing agent.



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