

House

Built in 2004-2005

Main floor

- 2048 sq ft
- 4 bedrooms, 3 bathrooms, mudroom, kitchen/dining, living room, office
- 9'4" ceiling

Full basement

- 190 sq ft finished (bedroom + half bath)
- 1000 sq ft partially finished (drywall, paint & trim completed, no flooring)
- remainder unfinished

Large 2 car garage

- 728 sq ft
- drywalled
- insulated

Front porch

- 168 sq ft
- maintenance free vinyl rail and posts

Back porch

- 168 sq ft porch plus 120 sq ft patio
- configured to be screened in (vinyl door included)
- LP line for grill plumbed from house

ICF (insulating concrete forms) walls for both the basement and above grade

- R28 insulation value
- airtight
- 3 hour fire resistance rating
- sound transmission rating of 55
- tornado resistant

Exterior is virtually maintenance free

Floor framing is engineered wood I-joists and 7/8" T&G plywood, glued and screwed

Roof sheathing is plywood, not OSB

Icynene Attic insulation

Simiton windows with double pane low E glass

Footing drain and gutter downspouts are tiled to the pond

Utilities and Mechanicals

- Lennox heat pump
- Space Gard high efficiency filter
- Fantech heat recovery ventilator (heat exchanger)
- Whole house fan , 6900 cfm, 2 speed, belt drive
- 50 gallon electric water heater
- Manabloc water manifold system and individual Pex water lines to each plumbing fixture
- Waste water heat recovery
- Passive radon vent through the roof
- Mendota direct vent fireplace (completely sealed from house, uses outside air for combustion)
- Central Vacuum with sweep inlet in kitchen, 3 hose inlets main floor, 2 inlets in basement
- Cat 5 and co-ax from all bedrooms, living room & office runs to a central panel in basement
- Monitored security system
- Stereo speakers with individual volume controls in 5 rooms and back porch
- Gas and electric are both roughed in for the clothes dryer and range
- 1250 gallon septic tank
- 200A electrical service (CVREC) shared by house and detached garage
- Rathbun Regional Water
- 500 gallon LP tank owned by Ferrelgas

Appliances

- All appliances are Energy Star rated
- Included
 - Frigidaire 26 cu ft side-by side refrigerator
 - Frigidaire dishwasher
 - GE gas range with warming drawer
 - Frigidaire front load high efficiency washer
 - Frigidaire clothes dryer
- Electric and LP are both available at the clothes dryer location and kitchen range

Special Features

- Custom cabinets in kitchen and mudroom (birch)
 - Large kitchen with many storage conveniences (3 lazy susans, rollout pantry, rollout wastebasket, rollout shelves.
 - Lots of storage in mudroom
- Laundry on main floor with hide away ironing center
- Custom mantle (walnut)
- Double shower in master bath
- Two 'craft' rooms in basement with cabinets and vent hoods
- Lights in hall and mudroom are controlled by motion sensors for hands-free passage
- Ceiling fans have wall mounted speed controls
- Light dimmers in several rooms
- Re-configurable wire shelving in closets
- Large windows, lots of natural light in every room
- Luxurious wallpaper in kitchen/dining and master bedroom/bathroom

Average electric bill *152⁰⁰* (includes both the house and detached garage)
LP usage is minimal (only used for range and fireplace)

Detached Garage

- built in 1997
- 1200 sq ft, 3 stalls
- earth berm with concrete walls
- 10' wall height
- 5" concrete floor slab
- 10'x40' concrete slab in front
- two 9'x8'9" doors and (1) 10'x8'9" door, two walk in doors
- one stall is separated and insulated
- 360 sq ft of attic storage space with access from inside via stairs or outside via two walk in doors

Acreage

- approx 5.5 acres (more land available if desired)
- 7/8 acre pond with 12' depth
- solid driveway with good cover of gravel
- backyard is fenced (chain link) for kids play area
- wood playground is negotiable
- 70 tree windbreak (planted in 1999)
- 6 fruit trees
- approx 12 other ornamental and shade trees planted in past 10 years
- two frost free water hydrants (one at meter pit by road, one by detached garage)
- all fences around acreage are new in last 5 years

View a map at:

<http://www.mapquest.com/maps/1676+620th+avenue+albia+ia+52531/#a/maps/l:1676+620th+Ave:Albia:IA:52531-8809:US:41.060901:-92.869209:address:Monroe+County/m:12:41.060901:-92.869209:0:0:/io:0:/:f:EN:M:/e>