



HOUSE/ACREAGE FOR SALE

120 E Avenue
Nevada, IA
50201



Unique in-town acreage sits on Indian Creek with 8.91 acres, pond and several additional multi-use buildings!

Property Information

Location

From the intersection of Hwy. 30 & 6th St. in Nevada, go north on 6th St. to E. Ave; then west on E Ave. Property lies on the south side of E Ave.

Price & Buildings

- \$725,000
- 4,600 SF Main House
- 5,562 SF Additional Building with Living Quarters
- 4-car Insulated, Heated Garage (West)
- 40' x 30' Cold Storage Outbuilding
- Cabin with Four Season Room (Upper Level) and Mini-Barn/Storage (Lower Level)

Real Estate Tax

Taxes Payable in 2014 - 2015: \$10,958

MAIN HOUSE

- Custom built, 2-story, built in 1995. Single owner.
- 4 bedrooms, 3 full bathrooms & a ½ bath
- Oak trim throughout
- Central Vac
- 9' Ceilings on main level; 8' Ceilings in lower level
- All interior walls insulated for sound proofing
- Gas hot water heater (3 years old)
- Interior intercom/radio/CD system throughout house

Main Level

Entry: Granite tile entry with cedar coat closet and accent lighting.

Great Room: 17' Cathedral ceilings. Oak French doors open to wrap-around, bi-level deck and hot tub area. Custom drapes installed.

Dining Area: Granite tile, opens to

kitchen and great room. Window seat with built in storage and custom vertical blinds.

Kitchen: Custom built cabinetry in this kitchen with granite countertops and granite tile floors. Center island with electric stove top and granite eating bar. Corner oven and microwave. Large walk-in pantry with coated wire shelving. Stackable full-size washer and dryer unit.

Living Room: Full, split-face granite wall, chimney and mantle with lighted built-in shelving and two oak window seats with storage. Gas fireplace with blower and remote start. Sliding doors to wrap-around deck.

Master Bed/Bath: Spacious master bedroom with tray ceiling and double walk-in closets. Adjoining master bath with jet tub w/marble surround, double sinks and marble shower walls.

Don Lincoln

Licensed Real Estate Broker in Iowa
116 West 2nd Street
Madrid, IA 50156

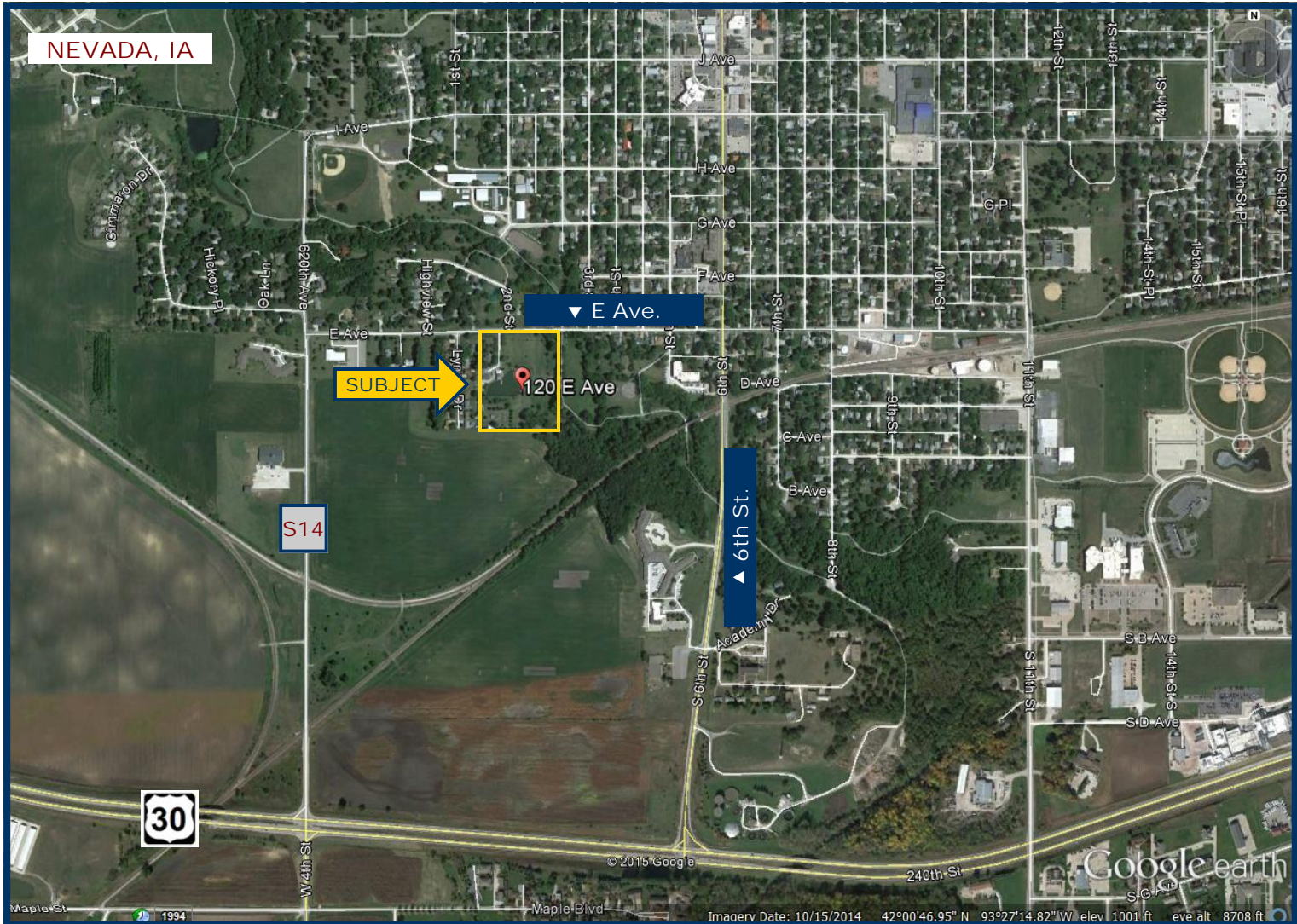
Office: 515-795-2775

Cell: 515-205-6233

donlincoln@windstream.net

www.thelarsonagency.com

Location Map



Upper Level

Bed/Bath: There are two additional bedrooms on the upper level; each with cedar line closets. Marble top desk area and built-in display shelves with storage in one of the bedrooms. There is a Jack and Jill full bath with marble tile floor, marble counter and cedar lined linen closet.

Den/Office: The open den/office area has cedar storage closets and overlooks the great room.

Lower Level

Family Room: Features granite wet bar; split-face granite room divider with polished granite top and pool table/arcade

area (pool table & light negotiable).

Bed/Bath: Large bedroom with cedar lined closet and egress window with a full Jack and Jill bath with marble tile floor and counters.

Kitchen/Dining: There is a full kitchen (electric countertop stove, oven, side-by-side refrigerator, dishwasher) with eat-in dining area.

Bonus Room: The bonus room has built in shelving and cupboards and a cedar lined closet.

Exterior

- Vinyl siding with split face granite surround

- New roof in 2012
- Windows are all Anderson Windows
- Main entrance features granite porch and steps with seating area and custom wrought iron railing
- Rear entrance features granite stairs, walls and floor
- There is an outside picnic area with granite floor and stone table.
- There is an approx. 1,400 SF multi-level deck that wraps around 2/3 of the house. Also includes a hot tub area with privacy fence.
- 200 amp electrical service to the house and exterior outlines including soffit outlets.

Don Lincoln

Licensed Real Estate Broker in Iowa
116 West 2nd Street
Madrid, IA 50156

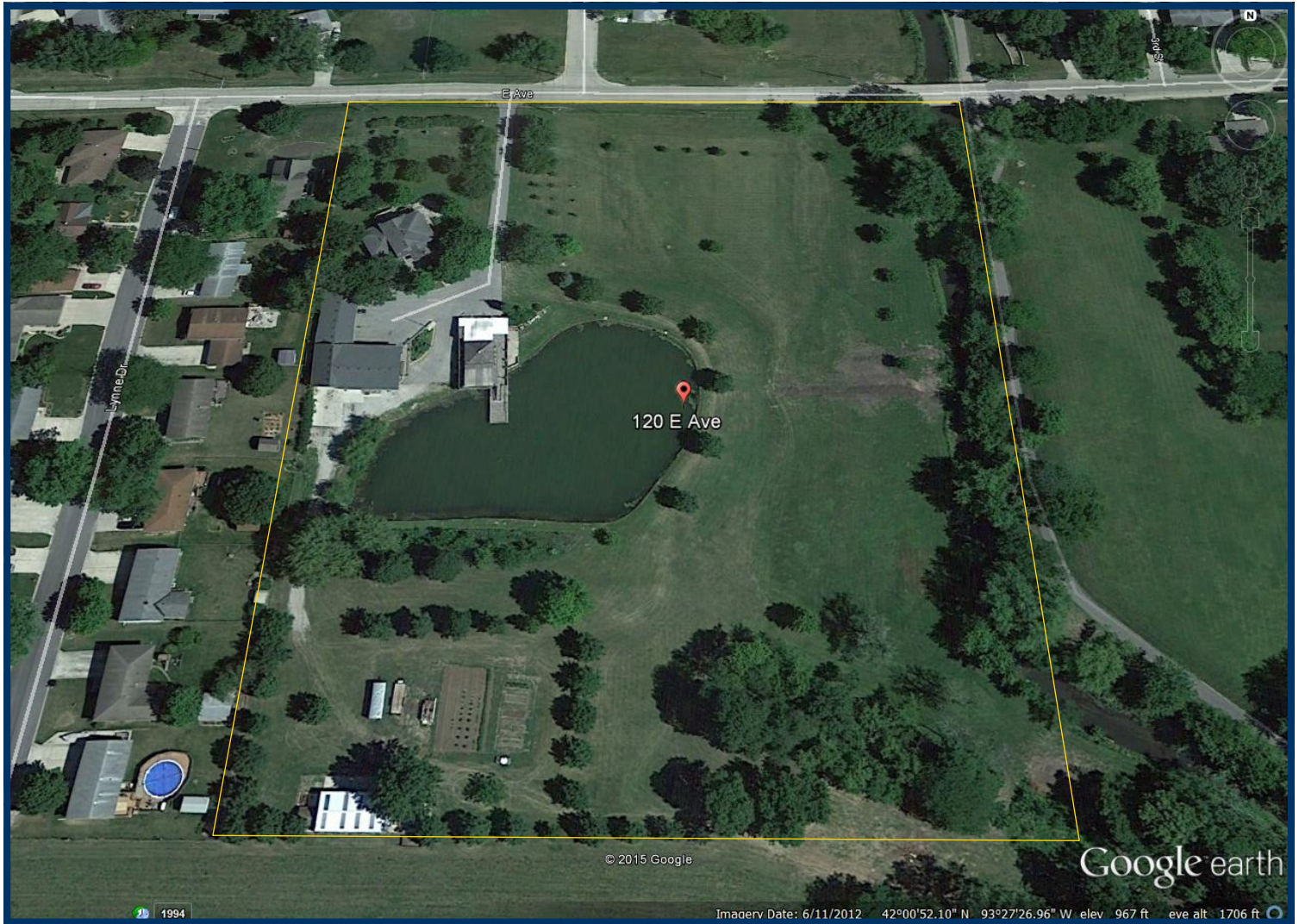
Office: 515-795-2775

Cell: 515-205-6233

donlincoln@windstream.net

www.thelarsonagency.com

Aerial Photo



- House is fully hard wired for cable, intercom, telephone and internet.

Grounds

- 8.91 gross acres
- Driveways are asphalt/concrete
- Entire home perimeter has been landscaped
- Variety of plant life include, Oaks, maple, Flowering Crabs, Lilac bushes, Blue Spruce, Ash, Apple orchard with mixed varieties, Pear, Walnut, Hickory, Butternut, Willows, Mulberry, Mixed variety of Viburnum; Trumpet Vines and Pampas Grass
- There is a 3/4 acre pond, approx. 12'

deep, with clean white rock edging and concrete coping added in 2014. 10' x 20' dock with attached partially covered deck.

- Chain link fence along south half of the west edge of property. Poured concrete tapered retaining wall along back west edge of property.
- 30' aluminum flag pole with night light on electric eye.
- Landscaped 30' retaining wall bird sanctuary built in in 2014.
- Two electric eye security lights
- Five raised garden beds and huge gardening area in rear of property.

Outbuildings

West Garage: 4-car, insulated and heated garage with 8' standard doors with openers; 220 amp service; steel siding; new roof 2005; built-in shelving; upper & lower cabinets and metal top workbenches. Attic crawl space.

Cold Storage Outbuilding: 40' x 30' metal building with poured floor and two 24' x 48' exterior concrete pads; 4-single manual overhead 9' doors; 220 amp service.

Don Lincoln

Licensed Real Estate Broker in Iowa
116 West 2nd Street
Madrid, IA 50156

Office: 515-795-2775

Cell: 515-205-6233

donlincoln@windstream.net

www.thelarsonagency.com

Property Information & Photos

ADDITIONAL BUILDING WITH LIVING QUARTERS

Fully finished 5,562 SF building built in 2005 includes

- Living quarters
- Custom car/man cave room
- 3 bathrooms
- Multiple workshop areas
- Shared furnace & A/C with separate thermostats on each level.
- Radiant floor heat
- 220 amp service
- Multiple decks overlooking pond & grounds

Main Level South Garage

30' x 34' garage with two 8' OH doors. Completely finished with tip out windows and fluorescent lighting. Ceramic flooring with rubber inserts for vehicle parking. Large ½ bath and walk-in storage closet with heating manifolds. Double French doors lead to deck overlooking pond.

Trophy/Family Room

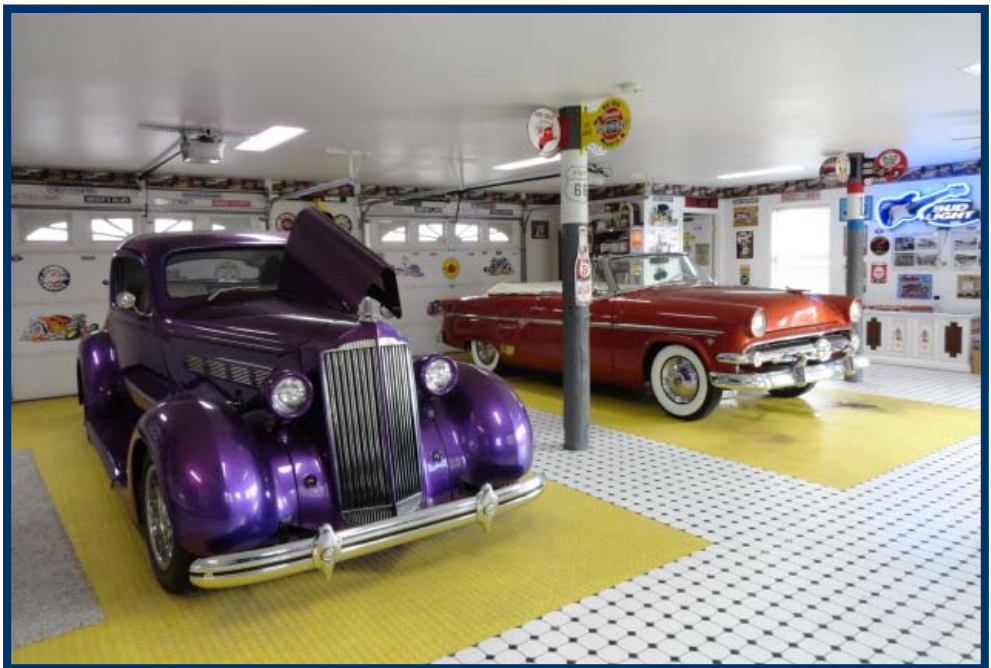
24' x 34' open room with 17' cathedral ceiling and windows. Completely finished with laminate flooring. Includes decorative electric fireplace with mantle and raised hearth.

Upper Level

34' x 40' completely finished living quarters. French doors onto 56SF deck with roof overhang and privacy wall. Interior and exterior access. 1 bedroom with walk-in closet. One 3/4 bath with corner shower (and room for stackable W/D unit). Kitchen has breakfast bar/counter, stove, refrigerator and hickory cabinets.

Ground (Lower Level) Shop

Poured concrete basement. 34' x 24'. West bay has 8' double overhead door with opener. East section has 40' concrete divider wall with single 8' overhead door and a walk-in door. Multiple work stations, work benches, upper and lower cabinets, shelving, two closets, ½ bath plus urinal, and three shop floor drains.



CABIN

Four-Season 500 SF room with wrap-around deck. Carpeted, heated and air conditioned. Built in 1983 above existing storage barn located near pond. Features bar with back shelving; 220 amp electric,

cedar siding, cedar shake roof, 20' attached roll-out awning over east deck and exterior built-in storage cabinets on upper and lower deck area.

Don Lincoln

Licensed Real Estate Broker in Iowa
116 West 2nd Street
Madrid, IA 50156

Office: 515-795-2775

Cell: 515-205-6233

donlincoln@windstream.net

www.thelarsonagency.com

Photos: 120 E Avenue, Nevada, IA

There is a separate Three Season half bath building with storage closet.

Lower level features mini barn built in 1940s with heated storage area and a drive-in storage room.

Showings:

Showings by appointment only. Contact Listing Agent. 24 hour notice required to pre-approved buyers only.



Rear view of main house



West side of main house



Great Room - Main House



Kitchen/Dining - Main House



Master Bedroom - Main House



Master Bathroom - Main House

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by The Larson Agency or its staff.

Don Lincoln
Licensed Real Estate Broker in Iowa
116 West 2nd Street
Madrid, IA 50156

Office: 515-795-2775
Cell: 515-205-6233
donlincoln@windstream.net

www.thelarsonagency.com

Photos: 120 E Avenue, Nevada, IA



Dining Area - Main House



Split Granite Feature Wall-Living/Family Room-Main House



Lower Level Family Room - Main House



Guest Quarters - Additional Building



Trophy/Family Room - Additional Building



Dock/Deck

Additional Contact:

Marv Huntrods, ALC

Licensed in IA, MN, NE & SD

116 West 2nd Street 415 S. 11th St., PO Box 500

Nevada, IA 50201-0500

515-382-1500 or 800-593-5263

MarvH@Hertz.ag

www.Hertz.ag

Don Lincoln

Licensed Real Estate Broker in Iowa

116 West 2nd Street

Madrid, IA 50156

Office: 515-795-2775

Cell: 515-205-6233

donlincoln@windstream.net

www.thelarsonagency.com