



**We are Pleased to
Present for Sale**

**House and 1.06 Acres m/l
Linn County, Iowa**



**1605 High View Drive, Mount Vernon, Iowa 52314
\$257,500**

LOCATION: From Mount Vernon: 4 miles north on the Springville Blacktop, right on Linn Ridge Road ½ mile, right on High View Drive.

LEGAL DESCRIPTION: Lot 4, Lincrest Heights Second Addition to Linn County, Iowa.

PRICE & TERMS: \$257,500

POSSESSION: Negotiable.

TAXES: 2009-2010, payable 2010-2011 – \$3,350.

SCHOOL DISTRICT: Mount Vernon Community School District.

HOUSE: This is a nicely landscaped, walk out ranch located on 1 acre in a quiet cul-de-sac. This home was built in 2000 and consists of 1,727 square feet on the main level and 1,200 finished square feet in the lower level. The main level includes a large eat-in kitchen, family room, laundry room and 3 bedrooms.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less.

The master bedroom has master bath and walk-in closet. The lower level has a large family room with wet bar area, gas fireplace, beautiful cherry cabinetry, 4th bedroom, bathroom and a lot of extra storage.

Main Level:

Eat-in Kitchen: 13' x 27'; oak cabinets, laminate wood flooring.
Family Room: 13' x 24'; carpet flooring.
Master Bedroom: 14' x 17'; carpet flooring, walk-in closet.
Master Bathroom: Double sink vanity, 4' shower, linen closet.
Guest Bathroom: Double sink vanity, tub and shower.
Second Bedroom: 10' x 14'; carpet flooring.
Third Bedroom: 10' x 13'; carpet flooring.
Laundry/Half Bath: 8' x 9'; sink and stool, tile floor.

Walk-out Lower Level:

Family Room: 28' x 33'; cherry cabinetry, wet bar, carpet flooring, gas fireplace, finished in 2006.
Fourth Bedroom: 11' x 13'; carpet flooring.
Bathroom: Sink, stool, shower, linen cabinet, tile floor.
LP Forced Air Furnace: Installed in 2000.
Central Air: Installed in 2000.
Hot Water Heater: LP Power Vent.
Water Softener: Is owned and stays with the property.
Breaker Box: 200 Amp.

GARAGE ACCESS: There are stairs in the garage to the storage room in the basement.

ATTACHED GARAGE: Oversized two-stall garage with indoor/outdoor dog kennel. Entrance to basement from the garage.

DECK: Stained cedar deck.

GARDEN SHED: 10' x 12'.

SEPTIC SYSTEM: 1,500 gallon tank located east of the house.

WELL: There is a shared community well located by the road. The association fee of \$200 per year covers the electricity for the well, minor road maintenance, and snow removal.

LP TANK: 500-gallon LP tank rented from AgVantage FS for \$35 per year.

INVISIBLE DOG FENCE: There is an invisible dog fence around the perimeter of the property.

TREES: Over 60 trees have been planted on this lot since it was purchased in 2000. The trees consist of a variety of Oak, Ash, Maple, White Pine and Blue Spruce.

SELLER: Seller is an Iowa licensed Real Estate Broker with Hertz Real Estate Services.

BROKER'S COMMENTS: This is a well-cared for home located on a quiet cul-de-sac in the Mount Vernon School District.

PHOTOS



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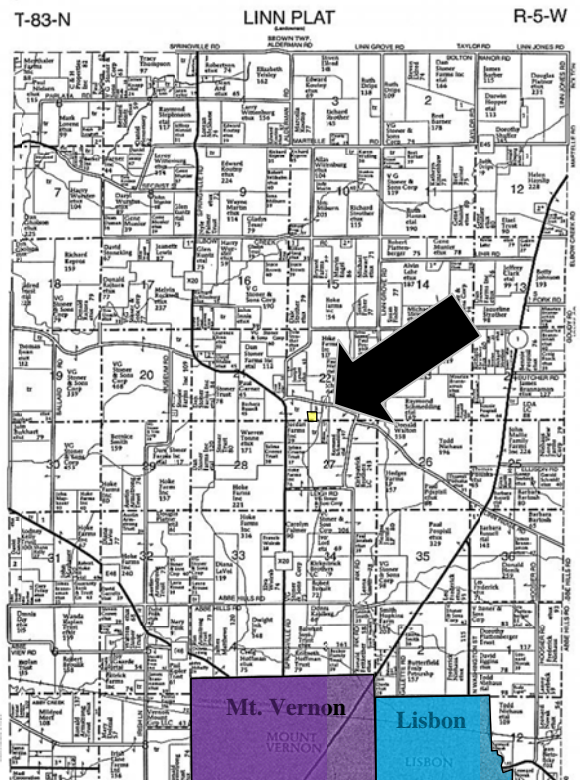
PHOTOS



Aerial Map



Plat Map



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