

# Freedom Agency

106 South Main St., Monona, IA 52159

(563)539-2015 or visit us at [freedomagencymonona.com](http://freedomagencymonona.com)

Tom Neuhaus, Broker • Jim Moritz, Broker Associate



---

**Soraya Munoz Rueda and Luis A. Maguina**

**206 S. East St., Monona, IA 52159**

**Price: \$56,900.00**

---

Take advantage of the improvements and expand on the many possibilities this well-built, 1 ½ story, 3 bedroom home has to offer. Recent improvements include updated kitchen and roof. Other features include central air, updated breaker panel, attached garage and hardwood flooring. Sellers have priced this listing to sell.

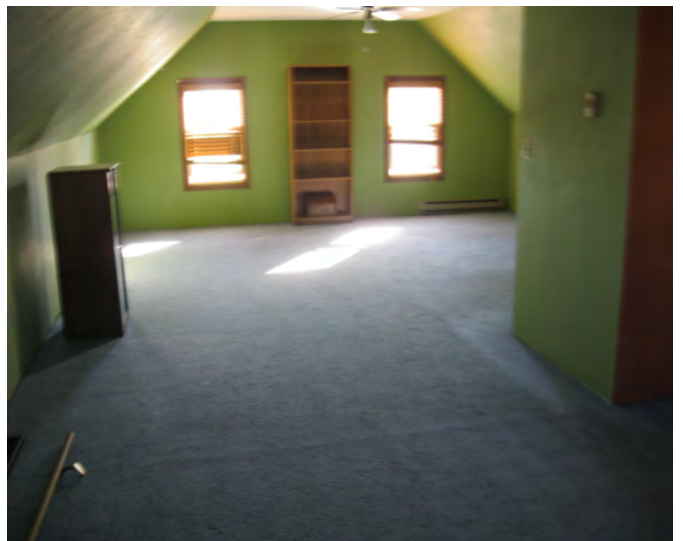


# Freedom Agency

106 South Main St., Monona, IA 52159

(563)539-2015 or visit us at [freedomagencymonona.com](http://freedomagencymonona.com)

Tom Neuhaus, Broker • Jim Moritz, Broker Associate



# Freedom Agency

106 South Main St., Monona, IA 52159

(563)539-2015 or visit us at [freedomagencymonona.com](http://freedomagencymonona.com)

Tom Neuhaus, Broker • Jim Moritz, Broker Associate



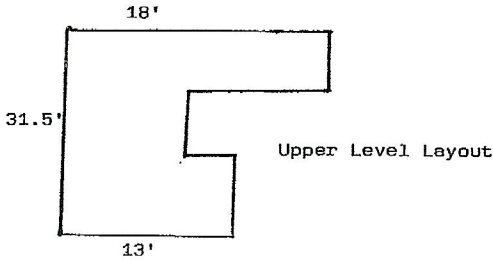


# Freedom Agency

106 S. Main ♦ Monona, Iowa 52159  
 Phone: (563) 539-2015 ♦ Fax: (563) 539-2132

**Sellers:** Soraya Munez Rueda **Listing Price** \$56,900  
**Property Address:** and Luis A. Maguina  
 206 S. East St.  
 Monona, IA 52159

**Type of Property:** Residential-Single Family

| <b>Property Description:</b> |                           | <b>Other Information</b>  |                    |
|------------------------------|---------------------------|---|--------------------|
| Size of Lot:                 | 60' x 84'                 | School District:  | MFL MarMac Schools |
| Type of Home                 | 1 1/2 story frame         | Street/Road Surface:  | Concrete           |
| House(Living Area):          | 1076 sq ft                | Driveway Surface:   | Concrete           |
| Age of Residence:            | 1961                      | Property Taxes-Gross:   | \$965.32           |
| Age/Type of Siding:          | Aluminum & Vinyl          | Property Taxes-Net:   | \$778.00           |
| Age/Type of Roof:            | New Asphalt               | Assessed Valuation:   | \$47,215.00        |
| Windows & Doors              | Original with combination |   |                    |
| Basement/Walls:              | Concrete block            | <b>Rooms/Approx Size:</b>   |                    |
| Type of Garage:              | 1 car attached            | <b>1st Floor</b>  |                    |
| Size of Garage:              | 24' x 12'                 | Kitchen   | 20.5' x 13.5'      |
| Size of Deck:                | 10' x 17'                 | Living room   | 16' x 13.5'        |
|                              |                           | Bathroom  | 10' x 4.5'         |
|                              |                           | Bedroom   | 13.5' x 10'        |
|                              |                           | Bedroom   | 10' x 13.5'        |
| <b>Utilities/Appliances</b>  |                           | <b>2nd Floor</b>  |                    |
| Age/Type of Furnace:         | Lennox-forced air         |  <p style="text-align: right;">Upper Level Layout</p> |                    |
| Est. Ann. Heating Cost:      | 12 month avg: \$54.00     |   |                    |
| Age/Type Water Htr.          | Electric-40 gallon        |   |                    |
| Age/Type Water Soft.:        | none                      |   |                    |
| Wiring/Elec. Service:        | 150 amp breaker           |   |                    |
| Est. Annual Elec. Cost:      | 12 month avg: \$56.00     |   |                    |
| Water:                       | City                      |   |                    |
| Sewer:                       | City                      |   |                    |
| Air Conditioning:            | Central Air-Lennox        |   |                    |
| Garbage Disposal:            | yes                       |   |                    |
|                              |                           | <b>Basement</b>   |                    |
|                              |                           | Laundry   |                    |

Information herein is believed to be accurate, but is not warranted. We assume no liability for errors.