

FreedomAgency

106 South Main St., Monona, IA 52159

(563)539-2015 or visit us at freedomagencymonona.com

Tom Neuhaus, Broker • Jim Moritz, Broker Associate



Arlan and Jane Quandahl

318 N. Egbert St, Monona, IA 52159

Price: \$337,500.00



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We are pleased to be able to offer this exceptional family home located at 318 N. Egbert St., Monona, Iowa. This cape cod home was custom built in 1999-2000 and features a very popular open floor plan, four bedrooms, three & quarter baths, family room with fireplace, screened-in porch, which was added in 2004, three seasons room, full walk-out basement, main floor laundry features laundry chute from upper level, two car attached fully insulated garage, beautifully landscaped yard, plus much, much more.

Home was custom-built by Russ Meyer Carpentry on three city lots and features quality construction and many upgrades throughout including: ½" plywood roof and sidewall sheathing, copper plumbing throughout including main service, 2 x 6 construction, 40 year textured asphalt shingles, hardi plank siding and ceramic and hardwood flooring throughout.

Kitchen features wall to wall narrow oak hardwood flooring, custom-built hickory cabinetry by Faust enhanced by pull-out shelving, under the cabinet lighting, carousel corner shelving, and island with bar height seating. Kitchen is open to dining and main living area.

Living room features heat-a-lator fireplace showcased by stacked limestone and a handcrafted Tennessee oak mantle and shelving. Living room is spacious and open to dining and kitchen area and provides a full view of the cathedral ceiling in the homes main entry showcasing the open staircase and balcony above.

Master suite is spacious and offers direct access to screened porch, double closets and master bath which includes a Jacuzzi with heater and recirculation pump, double sinks, and a full fiberglass enclosed shower with dual shower heads. The master suite is well located on the main floor and offers easy access for all ages.

Lower level features a full walk-out, family room, full bath, and a huge work shop with double doors and large windows. Carpet in lower level family room is only four years old. There is plumbing available for the addition of a wet bar. Work shop space could easily be converted to finished living space.

Home is equipped with sound system to almost every room. Speakers are located on walls approximately two feet from the floor to allow for conversation while speakers are in use. Internet and cable connectivity is available in each room with the control panel located in the lower level work shop area. Home is also equipped with 200 amp electrical service with an additional sub-panel available. 200 electrical service is also available in work shop area.

House was plumbed using hard copper tubing and utilizes a whole house carbon filter system eliminating chlorine & other odors in the water and a Culligan reverse osmosis drinking water system which is plumbed to a special faucet in the kitchen and ice maker. There is conditioned water to the garage for spot-free vehicle washing.

The yard had been professionally landscaped and includes many varieties of shrubs, plants and nice-sized trees. If you enjoy the outdoors, you will like the park-like setting this backyard has to offer, along with privacy and country view. Many loads of black dirt were delivered following construction to insure a quality seed bed for seeding. Enjoy the outdoors from the open front porch, back screened porch, or both rear concrete and brick patios.

There were no corners cut on the construction of this home, quality workmanship and quality building material along with pride of ownership are evident with this property, inside and out. If you are looking to upgrade, need more space for a growing family, or are looking for the ideal retirement home, this is definitely worth considering. If you are familiar at all with construction costs, you would not begin to build this home for the asking price. Home is move-in ready and offers a 30 day possession if needed.



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

Property Address:

Arlan and Jane Scott Quandahl
 318 North Egbert Street
 Monona, IA 52159

Listing Price

\$337,500.00

<u>Property Description:</u>		<u>Other Information</u>	
Size of Lot	198' x 132'	School District:	MFL MarMac Community
Type of Home	Cape Cod	Street/Road Surface:	Concrete
Main floor square footage	2,964	Driveway Surface:	Concrete
Lower Level square footage	1,400	Property Taxes-Gross:	\$4,897.57
Age of Residence	1999	Property Taxes-Net:	\$4,710.00
Age/Type of Siding	1999-Hardi Plank	Assessed Valuation:	\$239,542
Age/Type of Roof	1999-Asphalt		
Windows	Anderson		
Foundation	Poured concrete		
Type of Garage	2 car attached		
Size of Garage	28' x 28'		
Sun Room	12' x 16'		
Screened Porch	12' x 17'		
Age/type of Furnace	1999-Lennox forced air		
Age/type of Water heater	1999-Lennox continuous water heater		
Water:	City of Monona		
Sewer:	City of Monona		
Air Conditioning:	Central air		
Garbage Disposal:	Yes		

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