



# Freedom Agency

**106 South Main St., Monona, IA 52159**

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

**Tom Neuhaus, Broker Associate 563-537-1052**

**Jim Moritz, Broker 563-880-8189**



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**LeRoy C. Darby Trust**

**605 W. First St, Monona, IA 52159**

**Price: \$499,000.00**

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Solid 5 bedroom brick home with lovely southern exposure and walk-out basement on East side of house. Lots of windows and light and beautiful vaulted interiors. Formal living areas and casual living areas. All handicapped accessible. Large open kitchen, first floor laundry, 3 full baths, 1 half bath, hot tub room off master bathroom, 2 fireplaces (one wood and one gas) and three car garage.



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#### Exterior:

- \* Maintenance-free Brick Exterior
- \* Fully landscaped. Professionally tended to over the years. Mature trees
- \* 3 car garage with floor drains
- \* Handicapped accessible throughout first floor including from the garage
- \* New roof in 2013
- \* Large wood deck stained in 2014
- \* Sidewalk bordering the house and continues around to lower level

#### Upstairs:

- \* 3 bedrooms-one with French doors that could be used as an office
- \* 2 full bathrooms-Master bathroom has large custom shower & soaking tub, double vanity
- \* 1 half bath-off back entry
- \* Hot tub room with access to deck and off master bathroom and shower. Surrounded by windows that can be opened to the view, but have blinds for privacy. Service room built below hot tub for heater storage and easy care
- \* Formal dining room and Formal living room with vaulted ceilings, lots of built-in lighting
- \* Dining room has crystal chandelier, built-in buffet and Corian top & decorative upper cabinets
- \* Open design informal living area where the kitchen opens to the breakfast area & family room
- \* Kitchen has 8 foot island with storage and outlet strip for serving, appliance garage, ceramic tile floor, separate pantry closet in kitchen next to the laundry area
- 2nd set of sliding doors out to deck from family room area and large bay window at informal eating area. Family room has built-in shelves and cupboards around the fireplace.
- First floor laundry closet with utility sink
- Wood burning fireplace made with Stone City vein cut, smooth finished limestone with polished mantel and hearth





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**Downstairs:.**

- Large, fully-lighted living area with gas fireplace with remote control
- 2 bedrooms, large enough for king beds, large full windows in each room. Full closets in each
- 1 full bathroom
- Full kitchen-stove, microwave, refrigerator (all included)
- Root or fruit cellar-two door access- 5 ' x 17' (approximately)
- Bar area
- Three sets of sliding doors with walk-out basement area access to the lawn
- Cement patio leading out south and east

**Other Features:**

- Central vacuum system-all in working order
- Interior intercom system throughout house-allows for paging and playing radio or CD's
- Digital TV and Wireless Internet ready
- Appliances included: upstairs refrigerator, stove, dishwasher, microwave, washer and dryer
- Full house dehumidifier
- Water Softener



**DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT:  
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

Address: 605 W. First St., Monona, IA

**Lead Warning Statement**

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

**SELLER'S DISCLOSURE (initial)**

- eat (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
  - Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
  - Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- eat (b) Records and Reports available to the Seller (check one below):
  - Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
  - Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**PURCHASER'S ACKNOWLEDGEMENT (initial)**

- (c)  Purchaser has received copies of all information listed above.  
or,  No Records or Reports were available (see (b) above).
- (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home, Lead Poisoning: How to Protect Iowa Families*.
- (e) Purchaser has (check one below):
  - Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
  - Waived the opportunity to conduct a risk assessment or inspection for the presence of lead based paint and/or lead-based paint hazards.

**AGENT'S ACKNOWLEDGEMENT (initial)**

         (f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

**CERTIFICATE OF ACCURACY**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate:

<u>Colleen D. Dwyer TTEE</u>	<u>9-15-2014</u>		
Seller	Date	Purchaser	Date

<u>        </u>	<u>        </u>	<u>        </u>	<u>        </u>
Seller	Date	Purchaser	Date

<u>        </u>	<u>9-15-14</u>		
Seller's Agent	Date	Purchaser's Agent	Date