



106 South Main St., Monona, IA 52159

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

Tom Neuhaus, Broker • Jim Moritz, Broker Associate



Dale and Brandi Crozier

11045 Hickory Avenue, Monona, IA 52159

Price: \$234,900.00

You must see the interior of this recently remodeled 2-story home to appreciate the quality of improvements and space offered. Property is located approximately three miles east of Monona on Hickory Avenue. Property features a three bedroom, 2 bath home, nearly six acres with nice pasture area that has been seeded with natural prairie grass, mature trees, 36' x 60' pole building with concrete floor, and a 20' x 48' implement shed. Home features an open floor plan consisting of a custom-designed kitchen with cherry cabinetry, quartz counter tops, stainless steel appliances & premium vinyl flooring. Other features of the home include a formal dining area, large foyer/office with French doors, spacious family room, and front porch leading to an enclosed professionally landscaped courtyard area. There is a main floor full bath and full second floor bath along with main floor laundry. Home also has a newer furnace, water heater, roof, windows, wiring, central air, and a full basement with outside entrance/exit.

Freedom Agency

106 South Main St., Monona, IA 52159

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

Tom Neuhaus, Broker • Jim Moritz, Broker Associate



Custom designed kitchen with stainless steel appliances and quartz counter tops.



Dining room looking into foyer/office



Main floor laundry

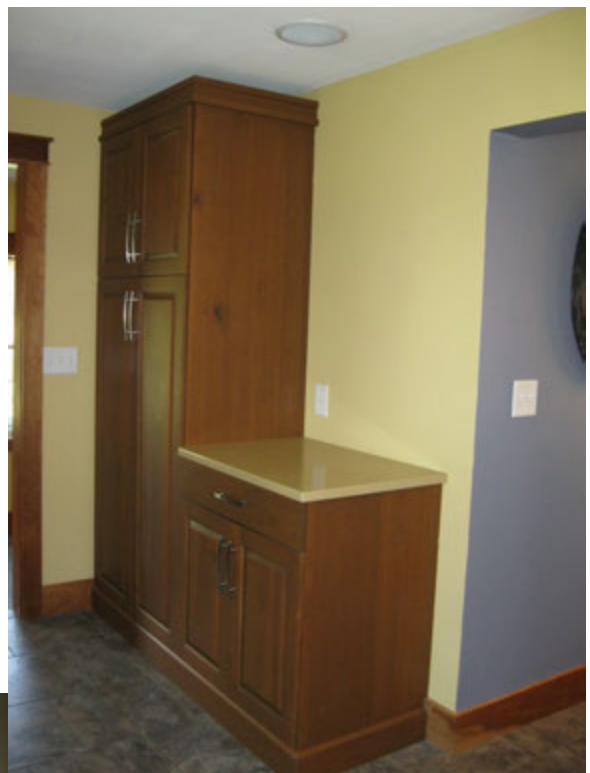


Freedom Agency

106 South Main St., Monona, IA 52159

(563)539-2015 or visit us at 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

Tom Neuhaus, Broker • Jim Moritz, Broker Associate

Main Floor Bathroom



Guest Bedroom



Freedom Agency

106 South Main St., Monona, IA 52159

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

Tom Neuhaus, Broker • Jim Moritz, Broker Associate



2nd Floor Bathroom

Master Bedroom



Freedom Agency

106 South Main St., Monona, IA 52159

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

Tom Neuhaus, Broker • Jim Moritz, Broker Associate



Rear View of home



36' x 60' pole building with concrete floor

20' x 48' implement shed



Fire pit



Freedom Agency

106 South Main St., Monona, IA 52159

(563)539-2015 or visit us at 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

Owners: Dale R. Crozier and Brandi J. Crozier **Listing Price** \$234,900.00
Property Address: 11045 Hickory Avenue
 Monona, IA 52159

Property Description:		Other Information	
Size of Lot:	5.54 acres	School District:	MFL Mar Mac School
Type of Home	2 story frame	Street/Road Surface:	Gravel
House (living area)	2,104 sq ft	Driveway Surface:	Gravel
Age of Residence:	1889	Property Taxes-Gross:	\$1,826.72
Type of Siding:	Aluminum	Property Taxes-Net:	\$1,692.00
Age/Type of Roof:	2009-Asphalt	Assessed Valuation:	\$124,872
Age/Windows:	2009-Replacement-New		
Foundation:	Concrete, Rock & Hollow tile	Rooms/Approx Size:	
Size of Garage:	36' x 60' detached frame building		
Size of Porches	95 sq ft and 96 sq ft		
		1st Floor	
		Livingroom	15' x 17.6'
		Diningroom	19' x 11.5'
		Kitchen	19.4' x 14.4'
		Bath	13' x 11'
		Laundry	6.4' x 5.5'
		2nd Floor	
		Bedroom	12' x 13.9'
		Bedroom	13' x 10'
		Master Bedroom	16' x 15'
		Bathrom	5.4' x 12.11'
		Basement	
		Full/Unfinished with outside entrance/exit	

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