

# FOR SALE!



**Listing Price: \$ 52,500**

**Address:** 302 W Front Street, Wayland, IA 52654

**MLS#:** 20166301

**Parcel#:** 280010922600600

**Terms:** Cash or New Loan

**Possession:** Upon Closing

**Legal Description:** BAINS E 46' LOT 22

**Lot Size:** 46' x 132'

**School District:** WACO

**Year Built:** 1900

**Style/Const:** 1 Story Frame

**Basement:** None

**Exterior:** Vinyl

**Roof:** Metal

**Foundation:** Brick

**AGF Sq Ft:** 1,243

**Gross Taxes:** \$ 694.21

**Net Taxes w/Homestead:** \$ 534.00



	<u>Bsmnt</u>	<u>Lvl 1</u>	<u>Lvl 2</u>	<u>Dimensions</u>	<u>Floor Covering / Other</u>
<b>Bedrooms:</b>		2		13'3" x 13'2" 13'11" x 10'6"	Carpet / Closet, Ceiling Fan Carpet / Walk-in Closet
<b>Bathroom:</b>		1		6' x 9'2"	Vinyl / Tub~Shower
<b>Eat-in Kitchen:</b>		X		21'2" x 9'	Vinyl
<b>Living Room:</b>		X		11'6" x 13'10"	Carpet
<b>Laundry:</b>		X		11'1" x 4'10"	Vinyl / Elec Hookups, Cupboards
<b>Garage:</b>				22' x 28'	2-Car Attached
<b>Appliances / Other:</b> Electric Stove w/Fan Vent, Refrigerator, Dishwasher, Garbage Disposal, and Washer/Dryer are Included					

**Heating:** Gas Forced Air - Lennox Pulse21

**Cooling:** Central Air

**Water Heater:** Electric, 40 Gallon

**Water Supply:** City

**Sewer/Septic:** Sewer

**TV Hookups:** Cable



208 W. Main St., Wayland, IA 52654

**Call Toll Free!**  
**1-877-956-4505**

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