

# FOR SALE!

**Listing Price: \$129,900**

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

**MLS#: 20170960**

**Parcel #: 2800109222900400 HENRY COUNTY**

**Terms: Cash / New Loan Possession: Negotiable**

**Brief Legal Description: ORIG LOT 17 & E 35' LOT 18**

**Lot Size: 95' X 132' School District: Waco**

**Year Built: 1900 Style/Const: 2-Story Frame**

**Basement: Full, 425 sf Finish Foundation: Block, Brick Porch**

**Exterior: Ptd Wood Roof: Main-Asb Slate / Porch - Asphalt Shi**

**Open Porch: 224 sq ft Attic: Walk-up, Floored, Unfinished**

**Screened Porch: 20' x 12' Fireplace: Gas, Brick**

**Total Living Area: 1,688 sq ft**

**Gross Taxes: \$2,043**

**Net Taxes w/Homestead: \$ 1,890**

	Bsmt	1st	2nd	3rd		Floor Covering / Other
<b>Bedrooms:</b>			4		15'3" x 9'7"	Carpet / Closet
					13'1" x 10'3"	Carpet / Closet
					10'5" x 10'3"	Carpet / Closet
					11'3" x 9'7"	Wood / Closet
<b>Bathroom:</b>			1		11'3" x 6'8"	Vinyl / Tub-Shower, Closet
	3/4				13'9" x 4'2"	Vinyl
<b>Kitchen:</b>		X			13'4" x 11'2"	Wood / Pantry, Laundry Hookups, Blt-In Ironing Board
<b>Dining Room:</b>		X			13'7" x 13'3"	Carpet / Oak Storage/Desk/Corner Cupboard
<b>Living Room:</b>		X			27'6" x 13'10"	Carpet / Gas, Brick Fireplace w/Shelving
<b>Rec Room:</b>		X			27'5" x 12'1"	Carpet & Vinyl / Water & Drain Hookups
<b>Storage Room:</b>	X				12'5" x 9'4"	Cement
<b>Enclosed Porch/Patio:</b>	X				20' x 12'	Cement / Storage
<b>Garage:</b>					16' x 28'	1-Car Detached plus Storage Shed
<b>Laundry Hookups:</b>	X	X				Electric Laundry Hookups

**Stainless Steel Kitchen Appliances Included: Smooth Top Stove, Microwave, Side by Side Refrigerator, & Dishwasher**

**Other Items Included: Garbage Disposal, Water Conditioner, Radon Mitigation System, Play Equipment**

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

**Cooling: Central**

**Water Supply: City**

**Water Heater: Gas, 40 Gallon**

**Sewer / Septic: Sewer**

**Internet/Satellite/Cable-Ready: Yes**

**Alliant Energy Elec Budget: \$123.10**

**City of Wayland Gas: Avg \$47.34 - High \$94 - Low \$ 5.50**

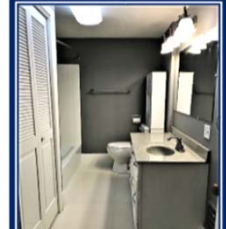
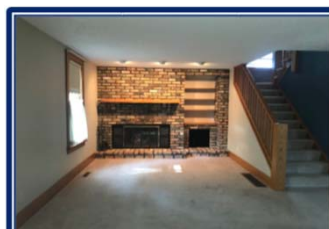
**City of Wayland Water: Avg \$33**

**Sewer: Avg \$18**

**Garbage: \$8.50/mo**



**Solid Home!  
Next To City Park!**



208 W. Main St., PO Box 113, Wayland, IA 52654-0113

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

REALTOR®, Broker, C-CREC, CRB, GRI, SFR



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