

FOR SALE!

Listing Price: \$294,900

Address: 3355 Wayland, Road, Wayland, IA 52654

MLS#: 20165602

Parcel #: 15-33-200-026

Terms: Cash / New Loan

Possession: Negotiable

Legal Description: 33 74 07 PAR B-1 SE 1/4 NE 1/4

Lot Size: 2.38 Acres

School District: WACO

Year Built: 1995

Style/Const: 1-Story Frame

Basement: Full, Partial Finish

Foundation: Poured

Exterior: Vinyl

Roof: Asphalt Shingles - New in 2017

Living Area: 1,540

Gross Taxes: \$ 3,303.11

Net Taxes w/Homestead: \$ 3,162.00



One-Owner Home & Steel Bldg on 2.38 Acres!



	Lower Level	1st Flr	Dimensions	Floor Covering / Other
Bedrooms:		3	16'6" x 12'6"	Carpet / Ceiling Fan, Double Closet
			10'7" x 10'4"	Carpet / Double Closet
			10'7" x 10'	Carpet / Double Closet, Ceiling Fan
Bathroom:		Full	16'8" x 7'10"	Wood / Jetted Tub with Shower, Closet
		3/4	11'1" x 10'6"	Tile / Custom Tile Shower, Laundry Hookups
		3/4	9'10" x 9'9"	Carpet
Eat-In Kitchen:	X		21'11" x 12'	Tile / Island~Breakfast Bar, Pantry Cupboard, Patio Door to Back Deck
Living Room:	X		19'3" x 18'1"	Carpet / 12'x6' Andersen Bow Window
Family & Rec Rooms:	X		38' 9" x 14'6" + 15'4" x 12'3"	Carpet / Gas Fireplace, Egress Window
	X		15'1" x 12'5"	Carpet / Closet
Garage:			700 sq ft	2-Car Attached w/Openers, Extra Storage
Steel Building:			48 x 64 ft	See Page 2 for Additional Details
Appliances Included: Smooth Top Stove, Microwave, Refrigerator, Dishwasher, Washer & Dryer				



Heating: Gas, Forced Air ~Lennox Pulse21

Cooling: Central

Water Heater: Elec, 50 Gallon

Water Supply: Rural

Sewer / Septic: Septic

Antenna/Satellite/Cable: Satellite

500 Gal LP Tank: Rented, Yarmouth Oil

500 Gal Diesel Barrel: Rented, Cobb Oil



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



Visit Our Website www.benchmark-realestate.com

THIS INFORMATION, ALTHOUGH BELIEVED TO BE ACCURATE IS NOT GUARANTEED OR WARRANTED. ALL MEASUREMENTS ARE APPROXIMATE.





Steel Building

- **48' x 64'**
- **Vaulted Ceiling w/548 sq ft Loft**
- **Overhead Doors w/Openers -**
 - 14' x 16'
 - 10' x 10'
- **Insulated 'Roof to Floor' with Spray Foam**
- **3 Heat Sources-**
 - Radiant Floor Heat w/200K BTU Boiler
 - *Comfortmaker* 100K BTU Forced Air Furnace
 - *Hot Blast* Woodburner
- **Cooling -** Seller will install A/C Unit if Buyer Desires
- **Plumbing -**
 - Toilet
 - Drain for Shower
- **Appliances Included -**
 - Refrigerator
 - Washer
 - Dryer
- **Other -**
 - Cement Floor w/16' x 18' Acid Stain Area
 - Workbenches and Custom Table-top
 - Satellite Hookup
 - Camper Plug-In
 - Security Light

