

# FOR SALE!



**Listing Price: \$ 44,900**

**Address:** 107 W 3rd St., Wayland, IA 52654

**MLS#:** 20170625

**Parcel#:** 280010927800500

**Terms:** Cash or New Loan

**Possession:** Upon Closing

**Legal Description:** KRABILLS LOT 13 & W 42' LOT 14

**Lot Size:** 102' X 132'

**School District:** WACO

**Year Built:** 1900

**Style/Const:** 2 Story Frame

**Basement:** Partial

**Exterior:** Aluminum

**Roof:** Asphalt Shingles

**Foundation:** Brick

**AGF Sq Ft:** 1,996

**Gross Taxes:** \$ 688.44

**Net Taxes w/Homestead:** \$ 540



	<u>Bsmnt</u>	<u>Lvl 1</u>	<u>Lvl 2</u>	<u>Dimensions</u>	<u>Floor Covering / Other</u>
<b>Bedrooms:</b>			4	16'9" x 10'4"	Carpet / 2 Lighted Closets
				14'10" x 11'6"	Carpet / 2 Lighted Closets, Ceiling Fan
				11'11" x 10'	Carpet / Lighted Double Closet
				9'5" x 8'9"	Carpet / Lighted Closet
<b>Non-conforming BR:</b>			1	11'3" x 9'11"	Carpet
<b>Bathroom:</b>		1		6'9" x 6'7"	Vinyl / Tub~Shower
			1	6' x 7'10"	Vinyl / Tub~Shower
<b>Kitchen &amp; Dining Area:</b>		X		27'4" x 18'4"	Vinyl & Carpet / Ceiling Fan, Built-in Desk & Bookshelves
<b>Living Room:</b>		X		17'4" x 11'5"	Carpet / Ceiling Fan
<b>Laundry Room:</b>		X		10'10" x 8'6"	Carpet / Electric Hookups
<b>Garage:</b>				20' x 24'	1-Car Attached w/Opener, Workbench

**Appliances / Other:** Gas Stove, Refrigerator, Dishwasher, and Garbage Disposal are Included. Storage Shed Stays.  
Insulated Windows, Doors, and Walls. Grape Vines.

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

**Cooling:** Central Air

**Water Heater:** Gas, 2 units

**Water Supply:** City

**Sewer/Septic:** Sewer



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

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