

# FOR SALE!

**Listing Price: \$ 179,500**

**Address:** 1040 Dakota Ave, Wayland, IA 52654

**MLS#:** 20170229 **Parcel#:** 0110103100004000

**Terms:** Cash or New Loan **Possession:** Upon Closing

**Legal Description:** PT SW NW AKA PCL C-BEG 401.96' N SW COR N218.24' E230.16' S218.27' W228.12' - POB

**Lot Size:** 1 Acre

**School District:** WACO

**Year Built:** 1984 **Style/Const:** 1 Story Frame

**Basement:** Full, 1275 sf Finish, Walk-Out Garden Garage

**Exterior:** Painted, Vertical Wood **Roof:** Asphalt Shingles

**Foundation:** Poured **Double Deck:** 300sf & 106sf

**Patio:** 10' x 10' At Walkout, Under Deck **AGF Sq Ft:** 1,408

**Gross Taxes:** \$ 2,533.40 **Net Taxes w/Homestead:** \$ 2,400



**Beautiful Property!**



	<u>Bsmnt</u>	<u>Lvl 1</u>	<u>Dimensions</u>	<u>Floor Covering / Other</u>
<b>Bedrooms:</b>		1	15' 10" x 13'1"	Carpet / 3 Ltd Dble Closets, Linen/Clothes Closet, Ceiling Fan, Adj Mbath
		2	14'4" x 12'2"	Carpet / Lighted Double Closet
			12'1" x 9'11"	Carpet / Lighted Double Closet
<b>Bathroom:</b>		1	15'10" x 13'1"	Carpet / Adjoins Master BR, Tub-Shower, Double Vanity, Linen Closet
		1/2	In Laundry Rm	Carpet
		1	11' x 4'10"	Carpet / Tub-Shower, Large Vanity, Linen Closet
<b>Eat-in Kitchen:</b>		X	12' x 12'	Laminate / 3 Lazy-Susans, Pantry Cupboard
<b>Living Room:</b>		X	27'5" x 17'	Carpet / Vaulted Beamed Ceiling, Sliding Door to Deck, Lighted Double Closet, Ceiling Fan
<b>Dining Room:</b>		X	10'1" x 15'5"	Carpet
<b>Family Room:</b>		X	13'8" x 14'4"	Carpet
<b>Laundry:</b>		X	8'11" x 7'3"	Carpet / Includes Half Bath, Electric W/D Hookups
<b>Garage:</b>			22' x 24'	2-Car Attached, 2 Openers, Workbench

**Appliances:** Electric Stove & Oven w/Vent, Refrigerator, Dishwasher, Garbage Disposal, Washer/Dryer, & Water Softener Are Included. Basement Refrigerator and Freezer are Negotiable.

**Other:** Fruit Trees, Rhubarb, Asparagus, Perennials, Clothesline

**Heating:** Gas, Forced Air

**Cooling:** Central Air

**Water Heater:** Electric, 50 Gallon

**Water Supply:** Rathbun Rural Water + Private Well (Pump not working)

**Sewer/Septic:** Septic

**Gas:** City of Wayland

**Hookups:** Internet /Cable/Satellite



208 W. Main St., Wayland, IA 52654

**Call Toll Free!**  
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