

# For Rent!



**Rent: \$ 550/month**

**Address:** 308 E Main Street, Wayland, IA 52654

**Available:** December 1, 2017

**Lease Term:** Negotiable

**Security Deposit:** \$550

**Utilities/Deposits:** Gas, Elec, & Water/Sewer/Garbage - Paid by Tenant

**Lawn Care & Snow Removal:** Tenant Provides

**Additional Terms:** No Pets, No Smoking

**Lot Size:** 60' X 132'

**School District:** WACO

**Year Built:** 1900

**Style/Const:** 2 Story Frame

**Basement:** Partial

**Exterior:** Asbestos

**Roof:** Newer Metal Roof

**Foundation:** Brick/Block

**Attic:** Pull-Down Stairs

**Patio:** 14' x 9'

**AGF Sq Ft:** 1,356



	<u>Bsmnt</u>	<u>Lvl 1</u>	<u>Lvl 2</u>	<u>Dimensions</u>	<u>Floor Covering / Other</u>
<b>Bedrooms:</b>			3	13'2" x 11'3"	Carpet / Ceiling Fan
				11'2" x 9'9"	Carpet / Lighted Closet
				+ 6' x 3'5"	
				11'4" x 9'10"	Carpet / Lighted Closet
<b>Bathroom :</b>		3/4		9'10" x 8'11"	Vinyl / Elec Laundry Hookups, Closet
			1	9' x 6'	Vinyl Tile / Tub-Sink-Stool, Elec Wall Heater
<b>Kitchen:</b>	X			13'4" x 9'2"	Vinyl / Elec or Gas Stove Hookup
<b>Dining Rm:</b>	X			13'4" x 10'3"	Laminate
<b>Living Rm:</b>	X			13'6" x 13'1"	Carpet / Ceiling Fan
<b>Enclosed Front Porch:</b>	X			17'7" x 6'5"	Carpet
<b>Garage:</b>				24' x 24'	2-Car, Detached, 1 Opener, Cement Floor, Workbench
<b>Carport:</b>				336 sq ft	
<b>Storage Shed:</b>				8' x 8'	Wood Floor

**Appliances:** Basement Dehumidifier

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

**Cooling:** Central Air, Vents on Main Flr Only

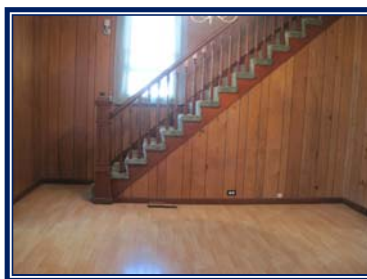
**Alliant Budget (Elec):** \$178

**Water Heater:** Gas, 40 Gallon

**Water Supply:** City

**Sewer/Septic:** City

**Cable /Satellite Hookups:** Yes



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

sold@benchmark-realestate.com

Visit Our Website ..... [www.benchmark-realestate.com](http://www.benchmark-realestate.com)



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