

Degnan-Green Realty & Insurance Service

Licensed in the state of Iowa

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<i>Property Location</i>		326 N. River Park Dr.		<i>Listing Price</i>		\$399,000	
<i>Year Built</i>		2000		<i>Building Size</i>		2465 sq. ft.	
<i>Present Occupancy</i>		Owner		<i>Lot Size</i>		50 x 100	
<i># Bedrooms</i>	3	<i># Baths</i>	2.25	<i>Heating</i>	Natural Gas	<i>AVC</i>	Central
<i>Additional Information</i>		<p>Architecturally designed home incorporates an existing historical home within a feng shui atmosphere to create unique blend of style and comfort. Selling price includes all appliances, window treatments and furnishings (excluding personal effects – list will be provided). Present owner finished the lower level into a family/game/theatre room with kitchenette. Cellar from the historic brick house could easily be converted to a wine cellar.</p> <p>For all pilots out there, present owner has a hanger at the local Abel Island Airport which could become part of this sale at a negotiated price.</p>					

	There are so many unique details incorporated into this property that pictures alone will not do it justice. Make an appointment to view it for yourself!		
<i>Age of heating/roof/wiring</i>	2000		
<i>Taxes</i>	\$4968	<i>Assessed Value</i>	\$299,737
<i>City Utilities</i>	Yes	<i>Terms</i>	Cash
<i>Basement, Room additions, decks and extras</i>	Full Basement, 3 porches, 24 x 26 attached garage, hot tub, lower level entertainment area.		
<i>Additional photos</i>			
			
	View of entry		View of living room from entry
	View of kitchen from living room		Kitchen



Kitchen



Walk-thru pantry/storage closet



Main level quarter bath



Main level hallway to lower level



Main floor den



Main floor den



Lower level entertainment area



Lower level utility area



Lower level bar/kitchenette



Lower level bar/kitchenette



Lower-level family room



Upper level full bath



Upper level lounge-river view



Upper level lounge-bluff view



Upper floor bedroom facing Mississippi River with veranda access



Master Suite



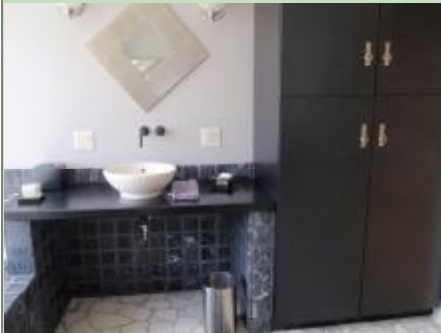
Veranda off of Master Suite



View of Mississippi off Veranda



View out of front door on main level



Full Bath in Master Suite



Shower in Master Suite



Hallway to patio & garage



Patio



Hot-tub



Backyard garden



2-stall garage