

**100 High St. SE, Elkader, IA 2 Lots; 135' x 49' AND 127' x 56.5'.
Extraordinary home! Plus 2-story 3-car Garage! This is a deal! Only 190,000!**



NEW: windows, cemented driveways & most all sidewalks 2005.
3 baths (2 totally new 2001!).
New electrical wiring & plumbing, & 1-bedroom apartment, 2001.
This home is extremely spacious & 'one-of-a-kind'! Total of **4 bedrooms** and **3 baths**; plus much more!



Oak floors on both levels (some parquet); very intricate carvings on front antique door; beautiful open staircase; 2 sets of large 'pocket doors'. The list goes on & on!

Two furnaces, central airs & water heaters. Wall between apt. & main house is insulated for sound proofing! The 1-bedrm addition could be a *'Master Bedroom Suite'* **OR** investment income from rent (even as Bed/Bath basis!), with full basement. Addition has handicap accessible bathroom with GE stackable washer/dryer; **new** carpet 2007; small kitchen with under counter refrigerator; many newer ceiling fans.

Wrap-around porch with no maintenance materials, with 2 ceiling fans, and blinds to lower if needed. Overlooks the Keystone Bridge, Turkey River & Court House. Most all rooms redecorated 2005-2007. Includes high quality appliances.

Property Tax: Gross \$4,463.94/year; Net (with Homestead Exemption) \$4336.00/year [10/2011].

Utilities: Alliant Electric stated av. \$85/mo for **all** of home. Aquila Natural Gas stated av. \$95/mo. for **all** of



home (highest \$270.80), hot water & cooking [10/2011]. **City water and sewer.** **Furnace:** Heil; High efficiency; natural gas. Ruud; high efficiency; natural gas in apt. All heat ducts were cleaned & sanitized spring 2007. **Central Air** conditioners both; 2001. **Water Heater:** 2; high efficiency gas for main; new 2010; & 1 electric. **Water Softener:** Owned; new 2009. **Reverse Osmosis** water filter system!

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MAIN HOME: Built prior to 1900 [1896 picture shows the house]. Ask to SEE FLOOR PLANS. Court House records: **Sq.Ft.** 2,928 total: Main house 2,298; 623 in apt./Master Suite. **Entryway:** Oak open staircase; built-in oak bench; decorative fireplace mantel. **Bedrooms (3)** very good sized with closets; plus an Office room; plus Apartment. **Bathroom:** Whirlpool tub on upper level with Gibson washer & dryer in closet area; wainscoting & pine floors. Full 1-piece tub/shower on main level; ceramic floor (new 2001 & large closet). **Kitchen:** Oak cupboards with eating/storage island; original built-in hutch/drop-leaf desk; pitched wainscoting ceiling; ceramic floor. Price includes 2009 electric stove & 'quiet' dishwasher 2001; LG refrigerator; new 2009. Exit door to the wrap-around porch; door to 2nd staircase to upper level; door to basement (pantry shelves). **Formal dining room:** Spacious; ceramic floor; crown molding at top; pocket doors to **Living Rooms(2):** 2 in main home; front room with antique leaded glass at top of large window; 2 French doors to entryway. 1 large living room in apt. area. **Front Open Porch.** **Windows:** All new 2005 in main home & many new custom blinds. **Basement:** Stone for main home (has always been dry). New basement & drywall under new apt. **Siding:** Wood; painted ca 2002. **Roof:** New shingles 1998 & new sheeting where needed. New gutter 'toppers' 2007. **Attic:** Walk-up for storage. **Garage:** 3-car unattached – 2-level; automatic openers (2) new 2007; garage floor was tested safe for 2 good-sized vehicles.



Information on this fact sheet is gathered from sources believed to be reliable, but not guaranteed by the Broker. You are encouraged to hire your own contractor and/or surveyor to examine the property.

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