

**4538 Buchanan Avenue, Hawarden, IA** Yr. built 1967 (2 separate parcels, approx. 2 acres total)

Ranch style; Approx. 1400 sq. ft. main floor, 550 sq. ft. finished in basement; 3 bedrooms (2 main floor, 1 basement) 2 bathrooms (full bath main floor, ¾ bath basement) Family room in basement, Main floor laundry room

All appliances included except freezer and refrigerator in basement + curtains in master bedroom

Average Monthly utilities \$131.00 plus water/garbage \$30 per month. (City water, cable and garbage pickup, Electric REC)

Annual Taxes (both parcels) Total: \$2,136.00

2 outbuildings/storage with electric (18x36 and 12x16)

### IMPROVEMENTS

14x14 Addition (with basement under)	2000
Enlarged garage (now 24x24)	2001
All new energy efficient windows	2005 or 2006?
Roof	2008?
Heat pump/Air conditioner	2012
85 gallon Hot water heater	2012
Water softener (owned)	2012
Kitchen remodel	2012
Quarter sawn oak cabinets with soft close doors/drawers	
New Whirlpool stove and microwave	
New laminate flooring	
New Carpet in living room and upstairs spare bedroom	2015
Exterior house painted (steel siding)	2015
Basement bedroom egress window	2016
Upstairs bathroom	2016
Cabinets and vanity	
Sink and toilet	
Tiled shower and floor – heat in floor	
Downstairs bathroom	2017
New cabinets/sink/toilet	
Tiled floor with heat	
Tiled shower	
New up-to-code septic system	2018
Gutter guards	2018

Reverse Osmosis system