

# TREIMER REALTY, LLC

Marjean R. Westerman, Broker

Phone 712-928-2449 • 1-800-865-1761 • Fax 712-928-2910

David W. Treimer, Salesperson

91 Third St. NW • P.O. Box 58 • Hartley, IA 51346

William V. Treimer, Broker Associate

Rachel Wilson, Salesperson

41 N 3<sup>rd</sup> Ave. W Hartley, IA



**\$119,000**

**3BR / 1 ¾ Bath**

Taxes: \$1,468

Utilities: Hartley City Utilities

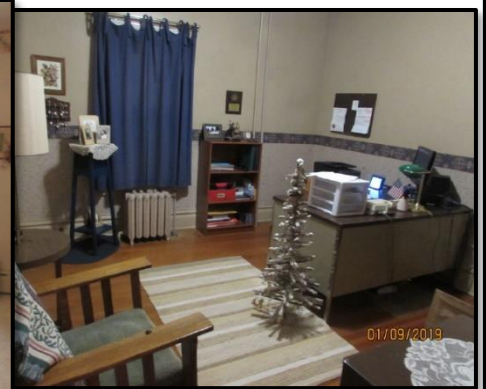
Year Built: 1915

Lot: 73 x 192

Sq Footage: 1,176 | Main Floor

A home with character and space...what more could you ask for!

This home has a main floor that consists of a kitchen, living room, dining room, 1 bedroom, full bath and bonus room to use as you want! The 2<sup>nd</sup> floor with 2 bedrooms, ¾ bath and large landing area has plenty of room for your family. The unfinished basement has laundry and utility areas with toilet room. A great additional feature for this home is the heated, finished 3 stall garage...even the floors are heated!



Viewing By Appointment Only

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## Information:

### Main Floor

- Kitchen | Dining | Living
- Built-in hutch in Dining Room
- 1 Bedroom
- Full Bath
- Bonus room
  - Wood flooring in this extra room so, make it your own office, den or bedroom

### 2nd Floor | Large Landing Area

- 2 Bedrooms | Yellow pine flooring
- 3/4 Bath | Shower

### Basement | Unfinished

- Laundry area
- Toilet room
- Utility area
- Storage | workshop

### General

- 3 stall detached garage | 2013
- Boiler system
- Heated floors
- Finished/Painted interior
- Smart Board siding
- Roof | 2010
- Boiler | 2018
- Open front porch w/ rubber roof | 2013
- Plenty of Closets | Storage
- Laundry shoot
- Large concrete patio behind house and garage
- Items that stay | Window AC(3), Microwave, Dishwasher, Stove

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