

# TREIMER REALTY, LLC

Marjean R. Westerman, Broker

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

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

David W. Treimer, Salesperson

William V. Treimer, Broker Associate

Rachel Wilson, Salesperson

Megan Gable, Salesperson

Korrie Anderson, Salesperson

**CUSTOM BUILD!**  
**\$629,000**



**1402 Indian Hills Dr. Spirit Lake, IA**

**3 BR/ 2 1/2 Bath**

**Year Built: 2022**

**Sq Ft: 1954**



**Custom Built in 2022 on Indian Hills Golf Course in a prime location - quiet, neighborhood in the center of the lakes area.** This home was built only using the best materials on the market. They didn't cut any corners here! The scenic view out your back door will make you feel like you are in your own natural oasis. This house is situated in such a nice, quiet neighborhood, you will forget you are in the middle of a tourist destination. When you want to get in on all the action that the lakes area has to offer though- you are also so close to it all!

You get the best of both worlds!

Viewing By Appointment Only

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## 1402 Indian Hills Dr. Spirit Lake, IA

### Home Features:

- 1954 Square Feet
- In-floor heat throughout as well as forced air furnace and central air
- High end stainless steel appliances (all appliances stay except for washer & dryer)
- Induction Cooktop
- Custom Beachwood Cabinetry with many accessories
- Beautiful Granite countertops
- Luxury Vinyl Plank flooring
- Instant hot water in sinks and showers
- Smart shower temperature regulation
- Reverse Osmosis drinking water system
- Central Vac
- Dimming Lights
- Ring Doorbell
- 186' Open Patio with Outdoor TV hookup
- Fixed, custom shades in living room and kitchen
- Office with granite countertops, custom cabinetry, and file drawers
- Spacious laundry room with custom cabinetry
- Lawn Irrigation system
- Spray foamed, 2x 6 walls, with 9 & 10' ceilings

- Handicap Accessible (no steps)
- Smart Siding
- 35 Year Shingles
- Gerkin Windows
- All LED lighting
- No maintenance exterior
- Soffit plug-ins for outdoor lights

### Garage Features:

- 1146 Square Feet
- In floor heat
- Air conditioned
- Large, insulated overhead doors 1- 10 x 8, 1- 18 x 8, also has insulated glass
- Work area with hot & cold water sink
- Shelving, office area
- Attic storage room with elevator - attic is insulated, heated & air conditioned.
- 2 x 6 walls
- Floor Drains
- Safe Room

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