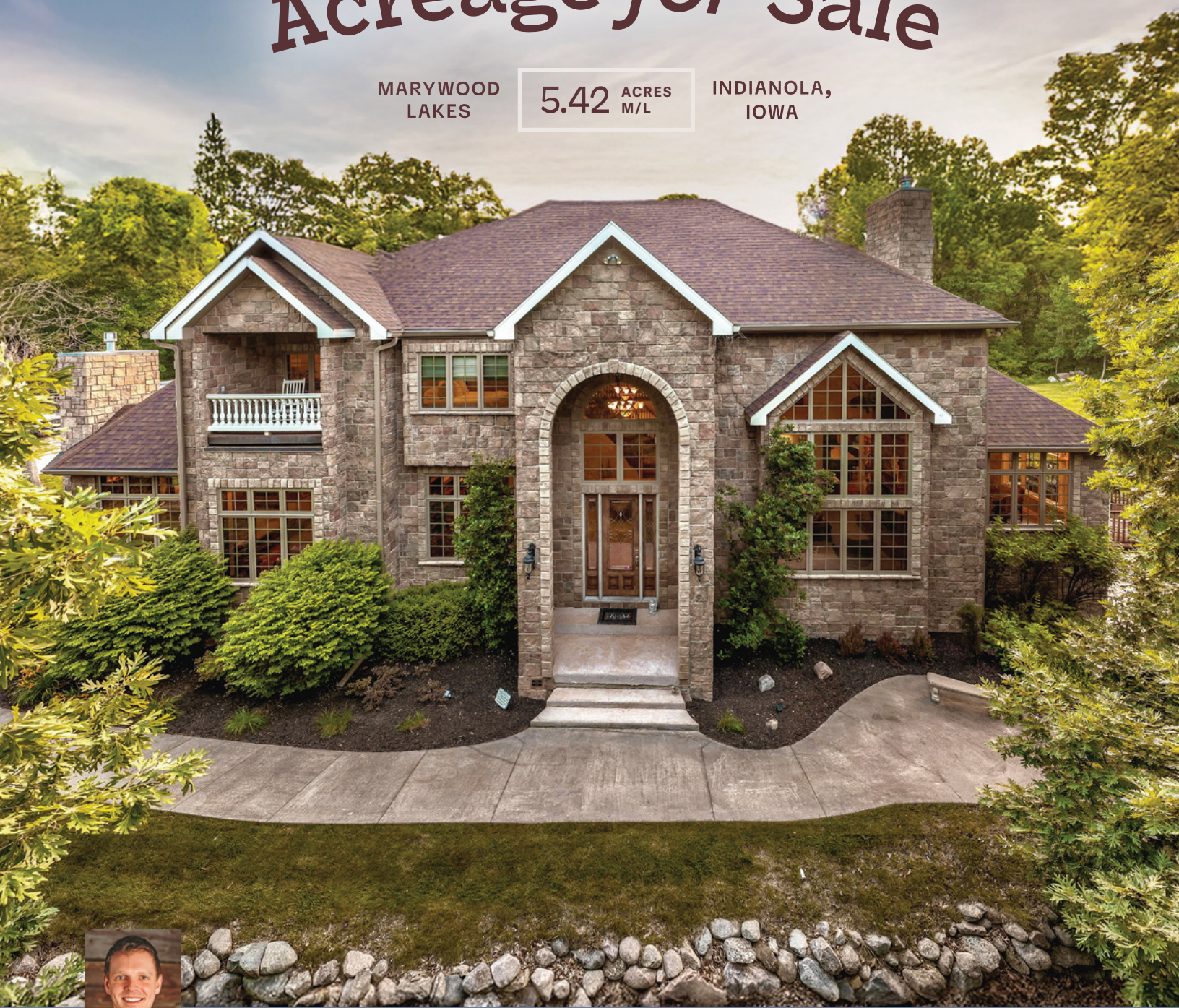


# Acresage for Sale

MARYWOOD  
LAKES

5.42 ACRES  
M/L

INDIANOLA,  
IOWA



Jake Sickels ■ IA LIC S67181000 ■ 515.681.2103 ■ Jake@PeoplesCompany.com



Listing #18420 ■ 13426 169th Lane, Indianola, IA 50125 ■ Warren County, Iowa ■ 5.42 Acres M/L

# Where Luxury, Privacy, and Convenience Meet:

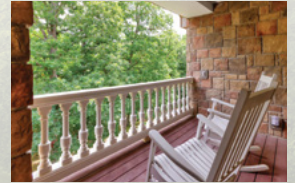
**Peoples Company proudly presents 13426 169th Lane in Indianola, Iowa.** Built by Downing Construction and thoughtfully updated, this 5.42-acre estate overlooks Marywood Lakes just 20 miles from Des Moines. Blending rural Iowa charm with modern luxury, the home offers a unique living experience. Nestled on a double lot and accessed by two private lanes, the property is surrounded by meticulously maintained oak and hickory timber.



Built with a “no stone left unturned” approach, the home offers 8,896 square feet of living space, constructed with 2x6 lumber. Inside, a vaulted great room features a floor-to-ceiling stone fireplace, large windows, and a dual staircase. The kitchen includes dual islands, custom Borts cherry

cabinetry, brand new quartz countertops and backsplash, new sinks, Viking and Sub-Zero appliances, and a walk-in pantry. Additional gathering spaces include a formal dining room, a hearth room with wood-burning fireplace and porch, a wine tasting room, and a covered grill room.

The primary suite features a sitting area and gas fireplace, a luxurious bath with walk-in waterfall shower, dual vanity, makeup vanity, jacuzzi tub, and a spacious closet with hidden rooftop access. The main level also includes an office with built-ins, a laundry room, a mudroom with six lockers, and a guest bath.

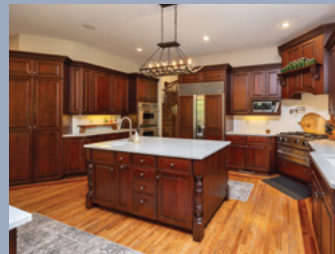


VIEW FROM COVERED PORCH

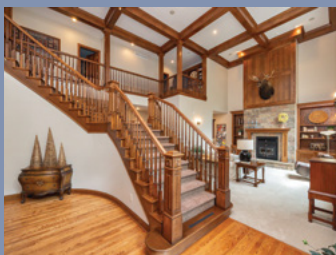
Upstairs are three bedrooms and two baths (including a Jack-and-Jill), a second laundry, library with built-in bookcases, and a sitting room with access to the porch.



LIVING/DINING



KITCHEN



FAMILY/OFFICE

## FEATURES INCLUDE:

- ◆ New roof (2021)
- ◆ New retaining wall (2024)
- ◆ New garage doors (2025)
- ◆ Heated garage flooring
- ◆ Per Mar security system
- ◆ Central vac
- ◆ Separate storage space
- ◆ Back-up generator
- ◆ Centerpiece dual staircase
- ◆ Borts custom cherry cabinets
- ◆ Viking stove and ovens
- ◆ Sub-Zero refrigerator

# A Work of Art Warren County, Iowa Estate

Listing #18420

The walkout lower level is built for entertainment, featuring a full wet bar, theater room with gas fireplace, workout room, a hunting room inspired by a Canadian fishing cabin, and an additional bedroom with ensuite. It also includes extensive storage and direct garage access. In 2024, the walkout area was redone with a new retaining wall and sitting area.



PROPERTY FROM ABOVE

Exterior features include a four-car heated garage with commercial-grade chip and epoxy flooring, new garage doors, floor drains, workbench, utility sink, and backup generator. Stairs from the garage lead to the hunting and storage rooms. The backyard offers a large stamped concrete patio with string lights, a fire pit, garden area with dedicated water, and ample parking for vehicles, boats, or campers. A 50-amp service off the garage aids in RV setup, and space exists to build a 30' x 40' shop.

The home was repainted in 2020, and has geothermal heating and cooling, and a central vacuum system. Other upgrades include: a new roof (2021), new carpet (2019), refinished wood floors (2020), kitchen and primary bath quartz countertops, backsplash, and sinks (2022), and garage floor coating (2022).



Located on the private 57-acre Marywood Lakes, this no-wake lake is known for excellent fishing and is accessible only to residents. Nearby state-managed lands offer abundant opportunities for hunting and recreation. Surrounded by agriculture, timberland, and water, the property feels rural yet remains only 10 minutes from Indianola schools and attractions, and 20 miles from Des Moines.

**From unmatched craftsmanship to unparalleled privacy, this one-of-a-kind estate secures its place among the finest homes in Warren County.**

PRIMARY BR/BATH



GARAGE/STORAGE



BASEMENT



- ◆ Geothermal heating & cooling
- ◆ New carpet throughout (2019)
- ◆ Refinished wood floors (2020)
- ◆ Commercial floor coating (2022)
- ◆ 4 fireplaces: 3 gas, 1 woodburning
- ◆ Built-in mudroom lockers
- ◆ Oak (not honey) woodwork throughout
- ◆ Quartz countertops and sinks (2022)
- ◆ Built by Downing Construction (2004)
- ◆ Interior and exterior painted (2020)
- ◆ Access to private no-wake lake
- ◆ Private subdivision, great neighbors



12119 Stratford Drive  
Clive, IA 50325



PeoplesCompany.com  
Listing #18420



SCAN THE QR  
CODE TO THE LEFT  
WITH YOUR PHONE  
CAMERA TO VIEW  
THIS LISTING ONLINE!

#18420 ■ 13426 169th Lane, Indianola, IA 50125 ■ Warren County, Iowa ■ Asking Price: \$1,499,000



MARYWOOD  
LAKES

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IOWA



For more information or to schedule a showing of the property, contact Peoples Company agent Jake Sickels (IA LIC S67181000) at 515.681.2103 or Jake@PeoplesCompany.com.

**FROM INDIANOLA, IOWA:** Head east out of town on Highway 92 for 3.5 miles. Turn right onto Highway S23 and travel south 1 mile to the 4-way stop. At the 4-way stop, continue south onto 165th Street for 1.5 miles. Continue past the Marywood Lakes entrance and turn left at the private drive sign at the road. The property will be located just east of the private drive.

There are no signs to direct traffic to the property. Please do not enter the property without a scheduled showing. Call the Listing Agent if you need further direction.

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