



**Hawkeye
Real Estate**

RANCH STYLE ALBIA HOME FOR SALE

Spacious Layout - 2 Garages -

Located in a Beautiful Area of Southern Iowa



726 1ST STREET, PLANO, IA 52581

\$235,000

ALLYSON RYAN-HABERMAN
REALTOR®

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KEY FEATURES



- Built in 1990
- 3,168 Total Square Feet
- 2 Bedrooms (Plus One Non Conforming)
- 3 Bathrooms (Two 3/4, One Half)
- Main Floor
 - Large Living Area with Big Windows
 - Spacious Kitchen with Good Cabinet / Counter Space
 - Stove, Dishwasher, and Refrigerator Included
 - Laundry Room w/ ½ Bathroom, Washer & Dryer Included
 - 2 Bedrooms & ¾ Bathroom
- Full Basement
 - Second Living Area
 - Third Non-Conforming Bedroom
 - Multiple Storage Spaces
 - ¾ Bathroom
 - Access to Garage
- 1 Car Attached Garage
- 3 Car Detached Garage with Electricity
- Gravel Driveway
- Asphalt Shingle Roof - Approx. 5 Years Old
- Gutters & Downspouts
- Vinyl Siding with Brick Accent
- Poured Concrete Foundation
- 200 Amp Electrical Panel
- Forced Air Electric Furnace
- Reliance 50 Gallon Electric Gas Hot Water Heater
- Water Pump System
- 500 Gallon Propane Tank - Owned
- Electric Provider - Alliant Energy
- Water Provider - Rathbun Rural Water
- Sewer Provider - City of Plano / Lagoon
- Fiber Internet
- 3 Apple Trees and Sugar Maple & Evergreen Trees
- Rose Bushes
- Storage Shed & Grain Bin
- Survey Completed in 2022
- Annual Taxes \$2,140

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To schedule your tour, contact

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The above information, although believed to be accurate, is not warranted or guaranteed by the owner, listing firm, or listing agent.

