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## BETWEEN SANBORN & SHELDON / HWY 18



**[ \$339,000 ]**

## Acreage Listing!



### HOME FEATURES

- Large primary suite with  $\frac{3}{4}$  bath-room
- Beautiful multi-purpose hobby room / office
- 2nd main floor bedroom
- Full bathroom off kitchen
- Spacious family room
- Main floor laundry with extensive storage
- Eat-in kitchen
- Bright 4-seasons sunroom extending the living space

### LOWER LEVEL

- 2) Non-conforming bedrooms
- Additional living room
- $\frac{3}{4}$  bathroom
- Storage room
- Second staircase for ease and access

### GARAGE & SHOP

- 2-car attached garage with ample storage
- Large shop/garage building
  - \* 2 overhead electric doors
  - \* Workbenches and storage
  - \* Large Office w/ shower and sink

### OUTDOOR HIGHLIGHTS

- Just under 1 acre located on Hwy 18
- Private setting with beautiful Northwest, Iowa country views
- Large deck off kitchen/laundry room
- Private deck off master bedroom
- Patio area with firepit—perfect for any season
- Multi-use building tucked below a large shade tree (*chicken coop, she-shed, playhouse, or more!*)

### WORTH NOTING!

- Propane backup generator
- Appliances Included
- Adding to the charm is a white fence on the east and west side giving it that white picket fence feel with all the privacy of country living!

**5418 320th St**

**Sanborn, Iowa 51248**

*Sunrise or Sunset...*

**This Property Has It All.**



The information contained herein was gathered from sources believed to be reliable. We do not guarantee this information and urge the prospective buyers to do an investigation on their own if so desired.