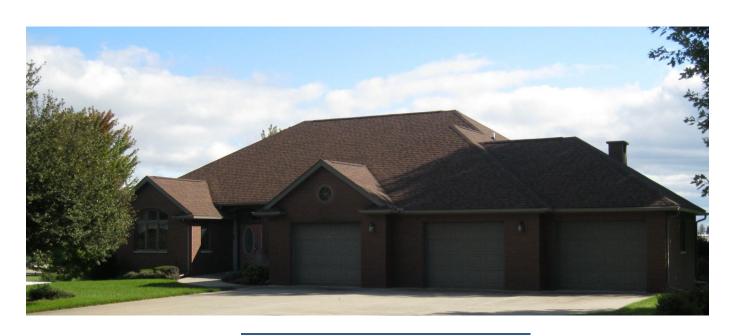


(563)539-2015 or visit us at freedomagencymonona.com

Tom Neuhaus, Broker Associate 563-537-1052

Jim Moritz, Broker 563-880-8189



LeRoy C. Darby Trust

605 W. First St, Monona, IA 52159

Price: \$499,000.00

Solid 5 bedroom brick home with lovely southern exposure and walk-out basement on East side of house. Lots of windows and light and beautiful vaulted interiors. Formal living areas and casual living areas. All handicapped accessible. Large open kitchen, first floor laundry, 3 full baths, 1 half bath, hot tub room off master bathroom, 2 fireplaces (one wood and one gas) and three car garage.



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Exterior:

- * Maintenance-free Brick Exterior
- * Fully landscaped. Professionally tended to over the years. Mature trees
- 3 car garage with floor drains
- * Handicapped accessible throughout first floor including from the garage
- * New roof in 2013
- Large wood deck stained in 2014
- * Sidewalk bordering the house and continues around to lower level

Upstairs:

- * 3 bedrooms-one with French doors that could be used as an office
- 2 full bathrooms-Master bathroom has large custom shower & soaking tub, double vanity
- * 1 half bath-off back entry
- * Hot tub room with access to deck and off master bathroom and shower. Surrounded by windows that can be opened to the view, but have blinds for privacy. Service room built below hot tub for heater storage and easy care
- * Formal dining room and Formal living room with vaulted ceilings, lots of built-in lighting
- * Dining room has crystal chandelier, built-in buffet and Corian top & decorative upper cabinets
- * Open design informal living area where the kitchen opens to the breakfast area & family room
- * Kitchen has 8 foot island with storage and outlet strip for serving, appliance garage, ceramic tile floor, separate pantry closet in kitchen next to the laundry area
- 2nd set of sliding doors out to deck from family room area and large bay window at informal eating area. Family room has built-in shelves and cupboards around the fireplace.
- First floor laundry closet with utility sink
- Wood burning fireplace made with Stone City vein cut, smooth finished limestone with polished mantel and hearth



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Downstairs:.

- Large, fully-lighted living area with gas fireplace with remote control
- 2 bedrooms, large enough for king beds, large full windows in each room. Full closets in each
- 1 full bathroom
- Full kitchen-stove, microwave, refrigerator (all included)
- Root or fruit cellar-two door access 5 'x 17' (approximately)
- Bar area
- Three sets of sliding doors with walk-out basement area access to the lawn
- Cement patio leading out south and east

Other Features:

- Central vacuum system-all in working order
- Interior intercom system throughout house-allows for paging and playing radio or CD's
- Digital TV and Wireless Internet ready
- Appliances included: upstairs refrigerator, stove, dishwasher, microwave, washer and dryer
- Full house dehumidifier
- Water Softener

DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT: LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

W 19202		THE REAL PROPERTY OF THE PARTY	4,005
Address: Lead Warning Statement	605	W. First St., Monona, IA	
Every purchaser of any interest in residential notified that such property may present expedeveloping lead poisoning. Lead poisoning learning disabilities, reduced intelligence que poses a particular risk to prognam women. To buyer with any information on lead-based particity the buyer of any known lead-based particity is recommended prior to ourchase.	in young chotient, behave The seller of	ildren may produce permanent neuro vioral problems, and impaired memo any interest in residential real prope	ce young children at risk of old
SELLER'S DISCLOSURE (initial) (a) Presence of lead-based paint and Known lead based rains			
Known lead-based paint	and/or lead-	ed paint nazards (check one below); based paint hazards are present in th	e housing (explain).
Seller has provided the P	urchaser wit	hall available	rds in the housing.
and/or lead-based paint to	azards in the	e housing (list documents below).	ertaining to lead-based paint
Seller has no reports or re housing.	cords pertai	ning to lead-based paint and/or lead-	based paint hazards in the
PURCHASER'S ACKNOWLED GEMENT	(initial)		
(c) Purchaser has received copies of all information listed above			
or, L No Records or Reports we	re available	(see (b) above)	
(d) Purchaser has received the pample Protect Iowa Families.	let Protect	Your Family from Lead in Your Hom	ne, Lead Poisoning: How to
(e) Purchaser has (check one below):			— · · · · · · · · · · · · · · · · · · ·
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Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or Waived the opportunity to conduct a risk assessment or inspection for the presence of lead based paint and/or lead-based paint hazards.			
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paint and/or lead-based pai	nt hazards.		reserrce of lead based
AGENT'S ACKNOWLEDGEMENT (initial (f) Agent has informed the Seller of the responsibility to ensure compliance) c Seller's ot	oligations under 42 U.S.C. 4852d and	d is aware of his/her
CERTIFICATE OF ACCURACY The following parties have reviewed the information provided by the signatory is true and	509 x 5 59		
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arlolii: 010790-100141-0651917 Operad by: Tom Naulhove Freedom Agency (nouhous@ifreedombnk.com			
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