

111 Nolan Drive

Emmetsburg, IA 50536

NEW LOWER
PRICE!!!

\$269,900



Home Features

- * 3 Bedrooms
- * 2 Bathrooms
- * Master Suite w/ Walk-In Closet
- * Open Floor Plan
- * Great Views & Trail Access

Located near the shores of Five Island Lake in Emmetsburg, this brand new home features an open floor plan, three beds, two baths, and a laundry area on the main floor, plus access to the attached two-car garage. The sizable unfinished basement with two egress windows could be used as storage or transformed into a large family/recreation room, additional bedrooms and/or bathrooms. With beautiful views, a nice backyard, and trail access, this could be your perfect home.

Yard will be professionally seeded this fall and tree will be planted

For Sale by Emmetsburg Community Development Corporation
Contact a local realtor to arrange a viewing | Call Marilyn for more info: 515-864-9044

Floor Plan Specs

HOME DIMENSIONS
45'-0" X 47'-0"

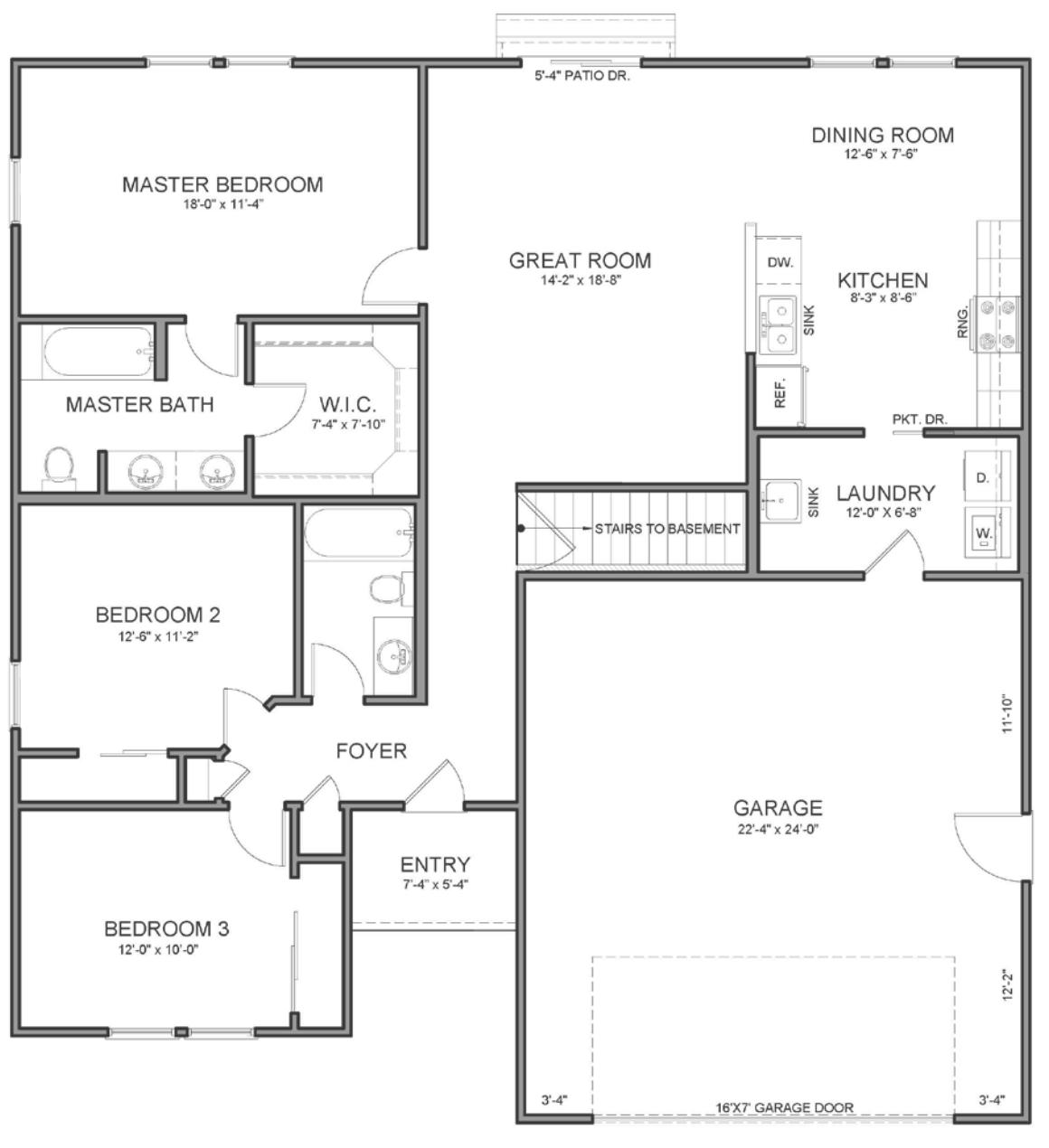
FIRST FLOOR
1,415 SQ FT

BASEMENT
1,368 SQ FT

GARAGE
541 SQ FT

PORCH
39 SQ FT

TOTAL
3,363 SQ FT



Year Built 2020

Style Single Story

Square Feet 1,415

Lot Size 67' (front), 100' (back), 175' deep

Bedrooms 3

Bathrooms 2

Garage 2 car attached, 541 SF

Appliances Not included | Rebates available for high-efficiency furnace and water heater

Flooring Combination of vinyl plank, ceramic tile, and carpet

Basement Unfinished - 1,368 SF w/ roughed-in plumbing and 2 egress windows

*Eligible for three-year tax abatement

Taxes TBD - Rough estimate: \$5,000*

Zoning R-1 Residential

Heat Gas Forced Air

A/C Central

Electric Iowa Lakes Electric Cooperative

Gas Emmetsburg Municipal Utilities

Water/Sewer Emmetsburg Municipal Utilities