

# 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"

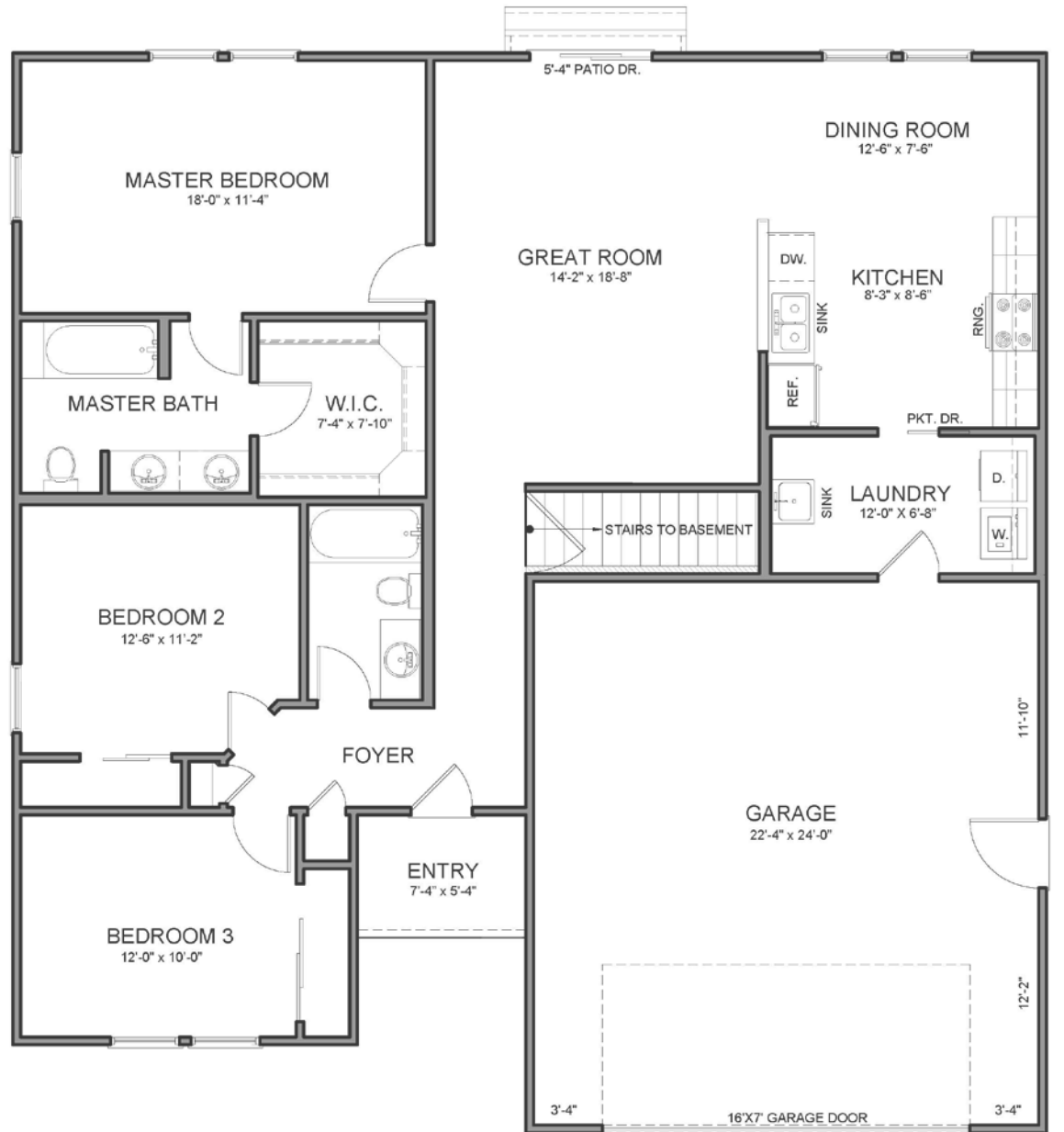
**FIRST FLOOR**  
1,415 SQ FT

**BASEMENT**  
1,368 SQ FT

**GARAGE**  
541 SQ FT

**PORCH**  
39 SQ FT

**TOTAL**  
3,363 SQ FT



<b>Year Built</b>	2020	<b>Taxes</b>	*Eligible for three-year tax abatement TBD - Rough estimate: \$5,000*
<b>Style</b>	Single Story	<b>Zoning</b>	R-1 Residential
<b>Square Feet</b>	1,415	<b>Heat</b>	Gas Forced Air
<b>Lot Size</b>	67' (front), 100' (back), 175' deep	<b>A/C</b>	Central
<b>Bedrooms</b>	3	<b>Electric</b>	Iowa Lakes Electric Cooperative
<b>Bathrooms</b>	2	<b>Gas</b>	Emmetsburg Municipal Utilities
<b>Garage</b>	2 car attached, 541 SF	<b>Water/Sewer</b>	Emmetsburg Municipal Utilities
<b>Appliances</b>	Not included   Rebates available for high-efficiency furnace and water heater		
<b>Flooring</b>	Combination of vinyl plank, ceramic tile, and carpet		
<b>Basement</b>	Unfinished - 1,368 SF w/ roughed-in plumbing and 2 egress windows		