

**FOR SALE BY OWNER  
1849 WHITETAIL ROAD  
DECORAH, IOWA  
LIST PRICE: \$275,000**

This is a post and beam construction home built in 1992 on a secluded 1.48-acre wooded lot with an asphalt driveway and ample parking, located just 1-mile from Decorah City Limits. The house sits at the back of the lot providing privacy from road traffic. The exterior was stained and a huge 700 sq. ft. deck was constructed in 2013. A new Lennox furnace and air conditioner was installed in 2010; combined with the 8 inch sidewalls, this home is extremely efficient. The 1,000 gallon LP tank is owned not rented and has a generator connection as well.

This is a 3 bedroom, 3-1/2 bath home with a large Family/Formal Dining Room area with hard wood floors and 3 large picture windows with beautiful views of the Christmas Tree Farm. There is a two car attached garage with access to the basement and huge attic storage. There is more storage located under the stairs near the utility portion of the basement which includes the well pressure tank, Radon mitigation fan, Iron Curtain rust removal system, and water softener. Kitchen appliances, new in 2009, stay with the home. There is a lot of potential to add finished square footage to this home in the basement, attic, and 2<sup>nd</sup> level.

Please visit [1849WhitetailRd.com](http://1849WhitetailRd.com) to learn more or contact John Sloan at 515-238-9393 to schedule a walk thru.

