

710 3rd Avenue
Charles City, Iowa 50616



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MLS# 20260712



\$340,000

4 Bedrooms | 2 Bathrooms | 1,752 Sqft

Premier Charles City residential location in the Sunrise Addition neighborhood. The home is perfectly situated on a large .352 acre lot at the eastern cul-de-sac end of Third Avenue and is surrounded by other strong residential properties. Excellent floorplan featuring four levels of finished living space. Vaulted ceilings are above the main level living room, kitchen & dining areas and also the 432 SqFt Sunroom addition. The Sunroom features a gas-log fireplace, skylights and a French Door walkout to the backyard patio and fenced lot. The kitchen offers abundant countertop spaces, a center island with seating, nice appliances & built-ins, comfortable dining, a planning desk with pretty display cabinets, adjustable lighting and more skylights bringing the natural light inside. There are three bedrooms on the upper level plus a dual entry en-suite master bathroom. On the home's third level is its 4th bedroom, laundry facilities, another very nice bathroom (3/4 bath) and a super nice family room with handy & attractive built-in storage cabinetry and the second fireplace. The basement level features a game/recreation room with excellent storage features plus the mechanical room with even more storage opportunities. On-demand domestic hot water heater and a zone controlled forced-air gas furnace for both comfort and efficiencies. There is



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