

1772 Timber Ave
Charles City, IA 50616



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MLS# 20261158



\$347,000

4 Bedrooms | 2 Bathrooms | 1,781 Sqft

NEW ACREAGE LISTING - PICTURESQUE PARCEL - RANCH-STYLE HOME - OUTBUILDINGS - PRIME LOCATION. This acreage property is located just under two miles northeast of Charles City, IA, with only 3/10 of a mile of gravel from the Timber Avenue/180th Street intersection. You're invited to view this well-cared-for homestead featuring a solidly-constructed ranch-style home offering 1,481 square feet of main-level living space. Vaulted ceilings over the living areas create an open-concept design with an excellent floor plan. Naturally finished millwork, trim, doors, and cabinetry-along with areas of exposed hardwood flooring-showcase the original high-quality craftsmanship found throughout the home, inside and out. The main level features three bedrooms, a hall bathroom, and generously sized kitchen, dining, and living areas. The kitchen offers excellent countertop workspace along with abundant cabinetry and storage. The basement level is partially finished and includes an egress window, a fourth bedroom with its own private 3/4 bathroom, additional storage rooms, and ideal spaces for expanded lower-level living. The property also includes a finished, oversized double attached garage with built-in cabinetry and workshop space. There are five outbuildings and two grain bins; the two bins are not presently used for grain storage. The



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