



**Hawkeye
Farm Mgmt &
Real Estate**

BEAUTIFUL HOME WITH LAKE VIEWS WAYNE COUNTY, IOWA

QUALITY FINISHES - OUTDOOR LIVING - PRIME LOCATION



112 ARROWHEAD ROAD, MELROSE, IA 52569

\$240,000



ALLYSON RYAN-HABERMAN
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**Hawkeye Farm
Mgmt & Real Estate**

The HOME



This stunning home is almost brand new, has too many desirable features to mention, and sits in a prime location of the Indian Ridge Subdivision!

You'll walk into this gorgeous home and appreciate the open concept living/kitchen/dining area and immediate view of a sliding door leading to a delightful outdoor experience.



Key Features

- Built in 2020
- 1,820 Finished Square Feet
- Annual Taxes \$2,010
- 3 Bedrooms
- 1 3/4 Bathrooms
- Electric Fireplace in Living Room
- Kitchen Features
 - Black Stainless Steel Appliances
 - Farmhouse Sink
 - Spacious Pantry
 - Beautiful & Functional Island
- Stunning On-Suite to Primary Bedroom
 - Double Vanity
 - Beautiful Shower
 - Walk-In Closet with New Shelving
- Den
- Laundry/Mud Room



The OUTDOORS

You must explore the outdoor space showcasing Rathbun Lake right at your fingertips!

This home backs up to State of Iowa land and offers stunning views of Rathbun Lake.

To top it all off, this fantastic property is nestled an area of Southern Iowa known for extraordinary hunting, fishing, boating, and camping not far at all from paved Highway J18!

Key Features

- Multi-Level Outdoor Space
- Expansive Trex Deck
- Extensive Concrete Work
- Fire Pit
- Rock Garden
- Retaining Wall
- Great Storage Shed
- Gravel Parking Area



Other

PROPERTY DETAILS

United
Country
Real Estate

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- All Electric Home
- Chariton Valley Electric - Average Electric \$206
- Appliances Included excluding the Deep Freeze
- Central Air
- Furnace is 2 Years Old
- Dryer (2 Years Old)
- Carpet (2 Years Sold)
- 200 Amp Electrical Service
- Annual HOA Dues of \$800
 - Rathbun Rural Water
 - Lagoon
 - Property cannot be used as a Rental or AirBnB

Call Allyson at 641-799-3031 for your tour!

The above information, although believed to be accurate, is not warranted or guaranteed by the owner, listing firm, or listing agent.