Active 07/10/17  Listing # 35013481  1003 Lakeshore Dr, Brooklyn, IA 52211  Listing Price: $430,000

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Residential</th>
<th>Property Subtype</th>
<th>SINGL, LAKEPT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area</td>
<td>Central</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Style</td>
<td>Other</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Beds</td>
<td>3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Baths (FTHQ)</td>
<td>3 (2 1 0 0)</td>
<td>Above Grade SqFt</td>
<td>2285</td>
</tr>
<tr>
<td>Year Built</td>
<td>2003</td>
<td>Price/Sq Ft</td>
<td>$188.18</td>
</tr>
<tr>
<td>APN/Parcel</td>
<td>1160500</td>
<td>Lot Sq Ft (approx)</td>
<td>9148</td>
</tr>
<tr>
<td>DOM/CDOM</td>
<td>95/95</td>
<td>Lot Acres (approx)</td>
<td>0.2100</td>
</tr>
</tbody>
</table>

**See Virtual Tour**

**Directions**  East on Holiday Lane, past first stop sign to Wilson. Left on Wilson to bottom of hill.

**Marketing Remark**  Lovely lakefront property near South boat ramp, on Cove, at Holiday Lake. Windows on North span upper and lower level for full view of lake. Partially covered dock with boat air-lift and shed for water toys. Deck and Patio for gatherings with Family and Friends. Flower walk-ways and gardens. 3 Bedroom + 1 non-conforming bedroom and 2 3/4 Baths. Master includes walk-in closet and En suite with jetted tub and double vanity. Upper most level living space provides a natural light setting to cozy up and read a book. Great room consists of Kitchen with quartz counter tops and gas range. Dining and Living area with gas fireplace walk out to deck. Basement has yet another full kitchen, living space and recreational area, complete with ample storage and walk out to pebble finished patio. Come home and Go Jump in the Lake!

<table>
<thead>
<tr>
<th>Below Grade Fin SqFt</th>
<th>1344.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Road Surface</td>
<td>Hard Surface</td>
</tr>
<tr>
<td>Exterior Amenities</td>
<td>Deck, Patio, Storage Shed</td>
</tr>
<tr>
<td>Fireplace</td>
<td>Yes</td>
</tr>
<tr>
<td>Total Fireplaces</td>
<td>#1</td>
</tr>
<tr>
<td>Garage Features</td>
<td>Floor Drain (Seepage drain, not full drain), Heat,</td>
</tr>
</tbody>
</table>

**Reserved Buyer**  No

**Exterior**  Aluminum

**Interior Amenities**  Security System, Whirlpool Tub

**Fireplace Fuel**  Gas

**Garage Type**  Detached

**Basement Type**  Full
Basement Walkout: Yes
Schools: BGM School District
Roof: Asphalt
Heating: Forced Air
Association: Yes (April 1, 2016 - March 31, 2017)
Flooring: Carpet, Hardwood, Tile

Presented By: Stephanie A Walters
Primary: 641-660-3171
Secondary: 641-236-7557
E-mail: swalters1002@gmail.com
Web Page: http://www.grinnellrealty.com

Foundation: Poured Concrete
Kitchen Details: Cabinets, Dishwasher, Disposal, Eating Bar, Microwave, Range Gas, Refrigerator, Vent Fan
Cooling: Central
Hot Water Heater: Gas
Assoc. Fee Includes: Maintain Grounds, Maintain Road, Snow Removal
Gross Tax: $3934.55
Net Tax: $3810.00

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http://www.grinnellrealty.com

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U.S. Patent 6,910,045