

# 204 Sunset Circle, Emmetsburg, Iowa

*Johnson  
Realty*



## Property Details:

|                          |               |                           |             |            |                  |
|--------------------------|---------------|---------------------------|-------------|------------|------------------|
| YEAR BUILT               | 1972          | HEAT                      | G.F.A.      | POSSESSION | 30 Days          |
| SQUARE FEET              | 2184          | LOT SIZE                  | 290' X 120' | AIR COND.  | Central          |
| STYLE                    | Split         | AVG. ELEC                 | \$124.00    | BEDROOMS   | 3                |
| BATHROOMS                | 2             | WATER                     | City        | SEWER      | City             |
| STREET                   | City          | GARAGE                    | 2 Car Att   | TAXES      | \$2648.00        |
| BASEMENT /<br>% FINISHED | Full/<br>100% | AVG. GAS,<br>WATER, SEWER | \$228.00    | ZONING     | Single<br>Family |



For more information,  
call Jayden Johnson  
@ 712-480-0397

Nestled in a peaceful cul-de-sac, this home offers the perfect blend of serenity and convenience. Featuring a spacious two-car garage, a wood-burning fireplace, and a versatile 3-season room, this property is ideal for both relaxation and entertaining. The thoughtful split-level design provides distinct areas for comfort and privacy, accommodating a variety of lifestyles. Inside you can cozy up to the wood-burning fireplace in the lower-level living space, perfect for chilly evenings. Step outside to your oversized backyard, complete with two storage sheds and a playset—there's plenty of space to create your dream outdoor retreat. Peacefully tucked away yet conveniently located, this home truly offers the best of both worlds.

## LISTING PRICE:

**\$215,000.00**

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NOTE: Information is believed to be accurate but is not guaranteed.