

MIDWEST LAND GROUP PRESENTS

309 E GARFIELD STREET

# POCAHONTAS COUNTY IOWA



MIDWEST LAND GROUP IS HONORED TO PRESENT

# ACREAGE LIVING IN TOWN

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Take a look at this stately brick home on the edge of Laurens, Iowa, where peaceful country living meets small-town charm. Situated on an impressive 1.47-acre lot, this elegant residence offers space, privacy, and curb appeal with its beautiful circular drive and mature landscaping. Inside, you'll find 3 conforming bedrooms upstairs—including a spacious master suite with an ensuite bathroom and double vanity—and a nonconforming bedroom in the finished basement. Also, for comfort and convenience, there are 3.5 bathrooms located throughout the home. The main floor also features a functional laundry room and an attached two-car garage for easy day-to-day living.

Ideal for entertaining, the home boasts an eat-in kitchen and a more formal dining space in the living room. The cozy den/office with a beautiful, functional fireplace offers a warm retreat, while large windows frame scenic views of the expansive yard. The finished basement is a standout feature, recently updated and complete with a wet bar and ample counter/storage space—perfect for hosting gatherings. Outdoors, there is room for kids to play or to entertain guests in a private, low-traffic setting. Whether you're enjoying a quiet evening by the fire or a lively summer BBQ in the yard, this property offers the best of both comfort and style in a picturesque setting. Call listing agent Andrea Larson at (319) 572-9260 to schedule your showing. Pre-approval is required prior to showing.

## PROPERTY FEATURES

PRICE: **\$274,000** | COUNTY: **POCAHONTAS** | STATE: **IOWA** | ACRES: **1.5**

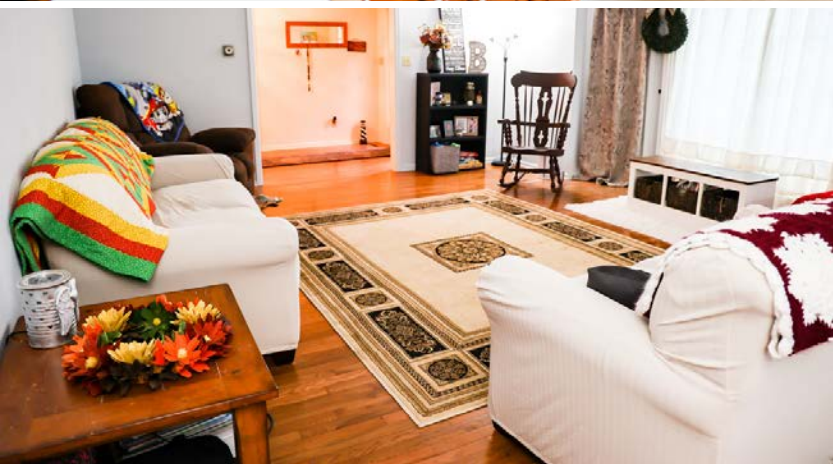
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- 3 bedrooms
- 3.5 bathrooms
- 1.47-acre lot
- Recently finished basement
- Wet bar
- Laundry on the main level
- Functional fireplace
- Ideal for hosting
- Circle drive
- Attached 2-car garage
- Picturesque setting
- Laurens, Iowa



## 3 BEDROOM AND 3.5 BATHROOM

Inside, you'll find 3 conforming bedrooms upstairs—including a spacious master suite with an ensuite bathroom and double vanity—and a nonconforming bedroom in the finished basement. Also, for comfort and convenience, there are 3.5 bathrooms located throughout the home.





# RECENTLY FINISHED BASEMENT

The finished basement is a standout feature, recently updated and complete with a wet bar and ample counter/storage space—perfect for hosting gatherings.





# FUNCTIONAL FIREPLACE

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# PICTURESQUE SETTING

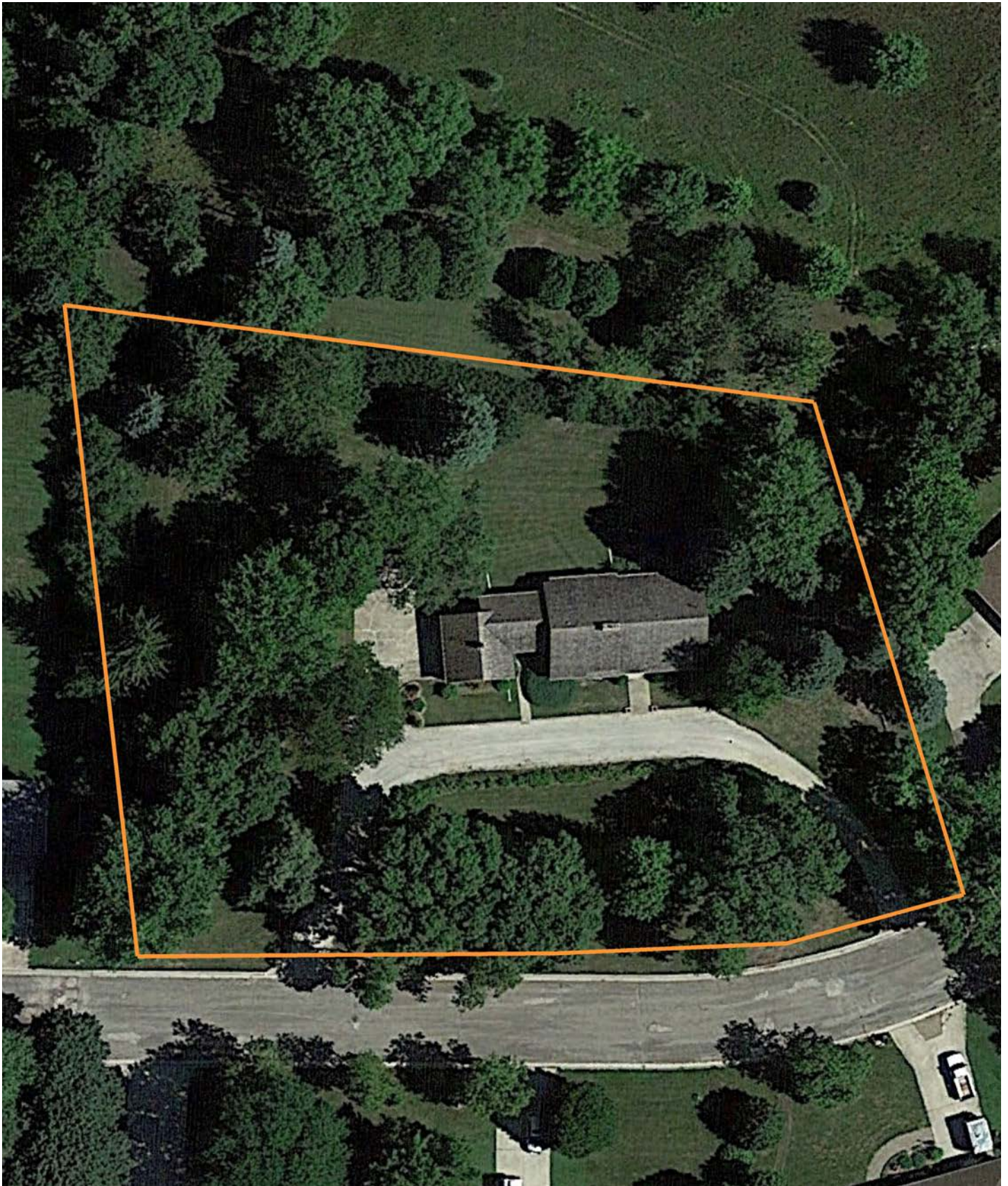
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# AERIAL MAP

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# OVERVIEW MAP



# AGENT CONTACT

Born and raised in Mediapolis, Iowa, Andrea Larson grew up on her family's farm, where she first developed a passion for the outdoors and agriculture and learned to appreciate and manage land and livestock. Her father sold land and real estate, and she holds fond memories of spending countless hours riding around with him, learning how to build relationships with clients and serve them well.

After graduating from Mediapolis High School, Andrea went to Wayne State College where she played collegiate basketball for four years and earned a Bachelor's of Business Administration degree with a focus in Agriculture. At Midwest Land Group, Andrea is able to leverage her passion for the outdoors while building relationships with like-minded individuals. Her business practices are rooted in her faith, with service to others as her motivator, and always operates with integrity, trust, and respect. She goes out of her way for her clients, doing all she can to ensure that they achieve their land ownership goals.

Andrea is an active member of Meriden Evangelical Free Church and serves as a youth group leader. She likes to spend as much time outdoors as possible, often seeking out new hiking trails and kayaking routes, trap shooting, and camping off-grid. She has a large garden plot that she produces from and has a goal of becoming as self-sustained as possible.



**ANDREA LARSON,**  
LAND AGENT

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## MidwestLandGroup.com

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