

MIDWEST LAND GROUP PRESENTS



CHEROKEE COUNTY, IA

1.23 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SPACIOUS CUSTOM HOME ON IN-TOWN ACREAGE

This luxurious property is now on the market and is sure to catch a lot of attention. Situated on 1.23 acres, this meticulously maintained home is in a prime location. At 607 Bluff Street, you're walking distance to the school, community center, pool, park, grocery store, coffee shop, and MORE! It's a rare gem to find a property with such outdoor appeal while maintaining convenience in location. Not only is the lot fabulous, but the house has just as much to offer! Step inside this 4-bedroom, 2.5 bathroom home to find plenty of thoughtful updates and all the space you could need, sprawling over 3,200 finished square feet. Though the home is a split-level, it certainly functions as a ranch style.

Everything you need can be found on the main level, with the laundry and half bath just off the kitchen. The kitchen features a breakfast bar with plenty of counter and cabinet space, with a sitting room just off it that includes a functional gas-powered fireplace. As you walk through the house, you'll find a formal dining area, a living room, and another room that could serve as an office or be considered a nonconforming bedroom. The master bedroom features a beautiful window, letting in plenty of natural light, as well as an ensuite bathroom and walk-in closet. All 4 of the bedrooms are located

on the same level in the home. The lower level has a finished recreation area that could serve as additional space for entertaining. Additionally, there is plenty of storage in the lower level and access to the attached garage. You'll find the utility room in the lower level as well.

This property has been well-maintained and contains important updates as well. The water heater was replaced in 2024, the AC unit is new, and the roof is less than 5 years old. The landscaping has all been recently updated, and several dead trees were removed. One of the best exterior features is the new fence that was installed in the backyard, blending beautifully with the home and creating a safe and private space for dogs or kids! You can also take full advantage of country living in town, with the custom-built chicken coop. Outside, you'll find all the space you need for your hobbies and for fun, while maintaining the convenience of living in town. The back deck and patio are incredible features, and perfect for entertaining or relaxing in private. There is so much this home has to offer, you'll have to come see it for yourself. Give listing agent Andrea Larson a call at (319) 572-9260 to schedule your showing. Pre-approval will be required prior to showing.



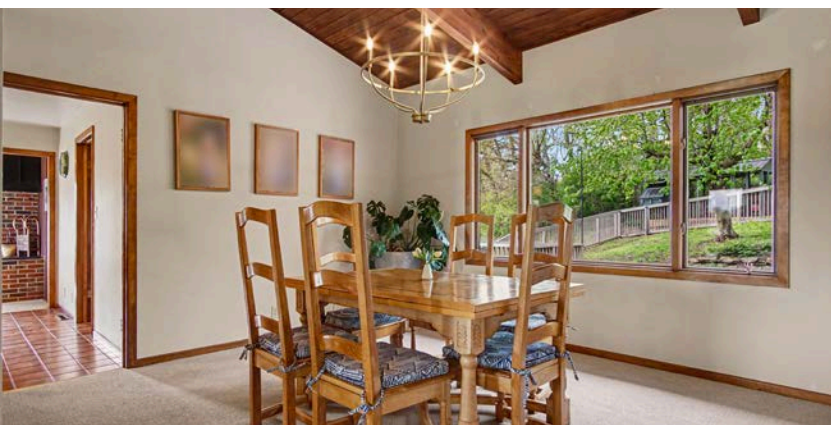
PROPERTY FEATURES

COUNTY: **CHEROKEE** | STATE: **IOWA** | ACRES: **1.23**

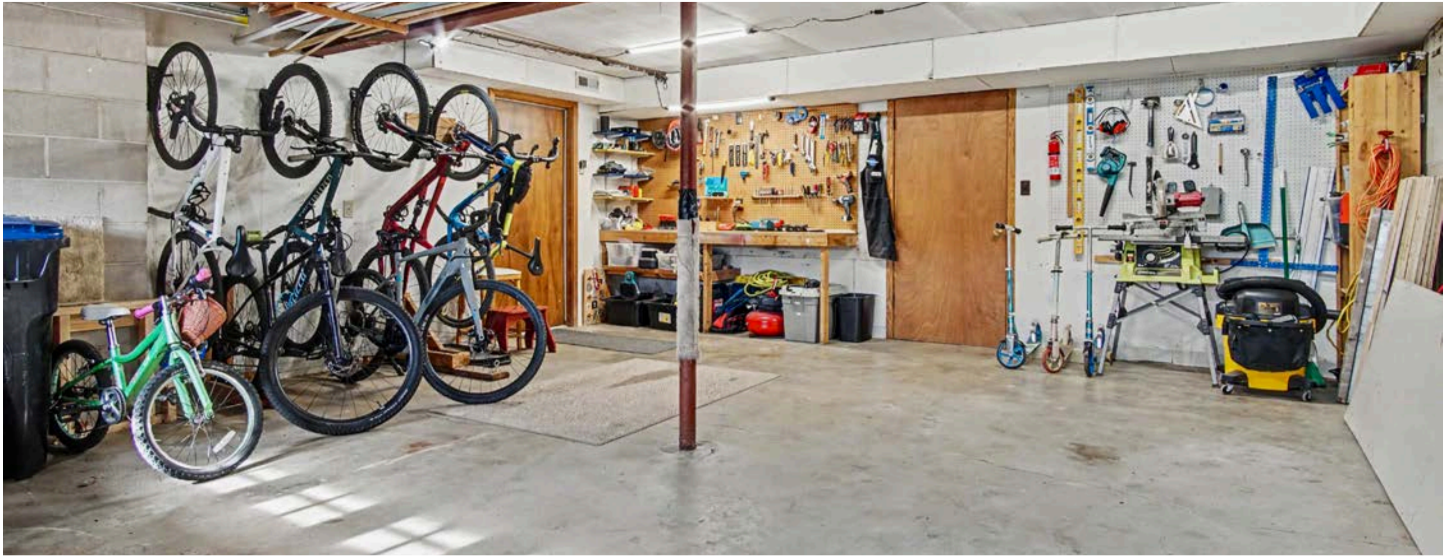
- 4 bedrooms, 2.5 bathrooms
- 1.23 acres
- 3,261 Finished square feet
- En-suite bathroom
- Multiple sitting-rooms
- Gas-powered fireplace
- Storage space
- Attached garage
- Updated fencing
- Back deck/patio
- Updated landscaping
- Cherokee, Iowa



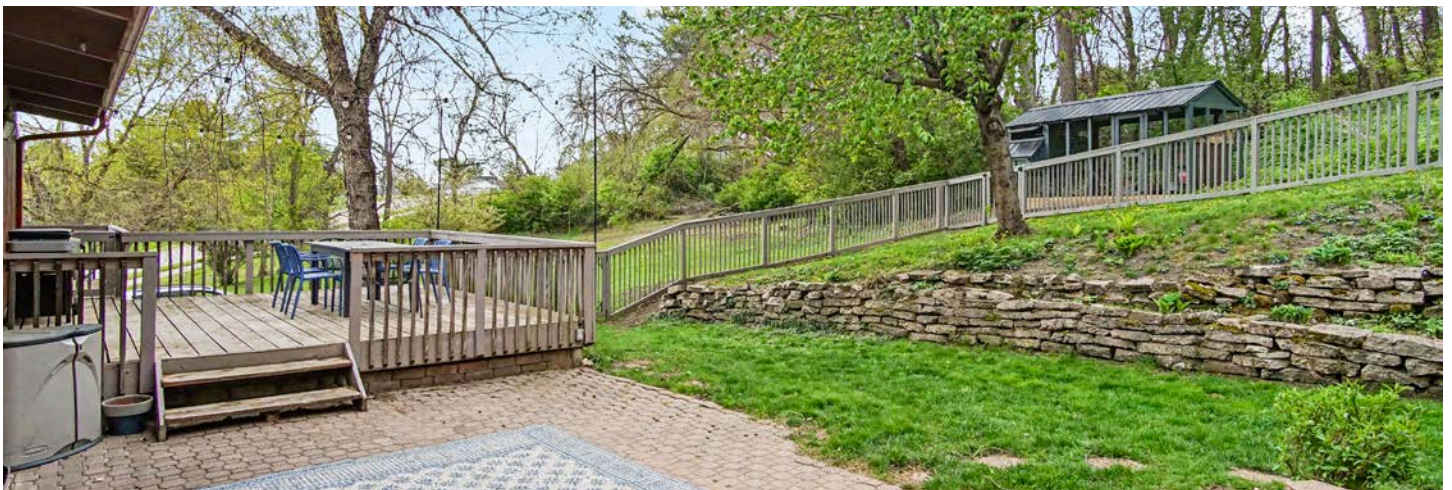
4 BEDROOMS, 2.5 BATHROOMS



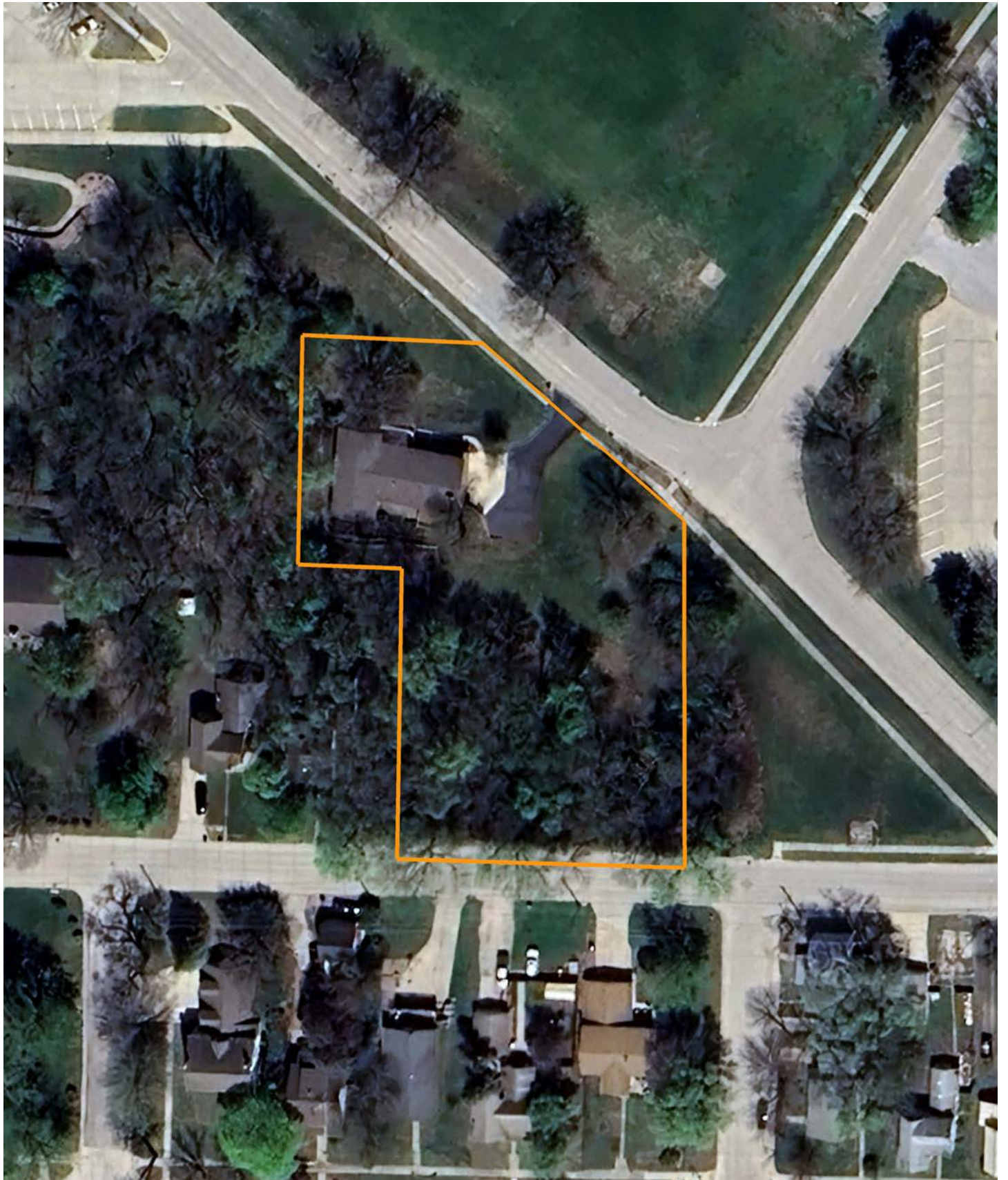
ATTACHED GARAGE



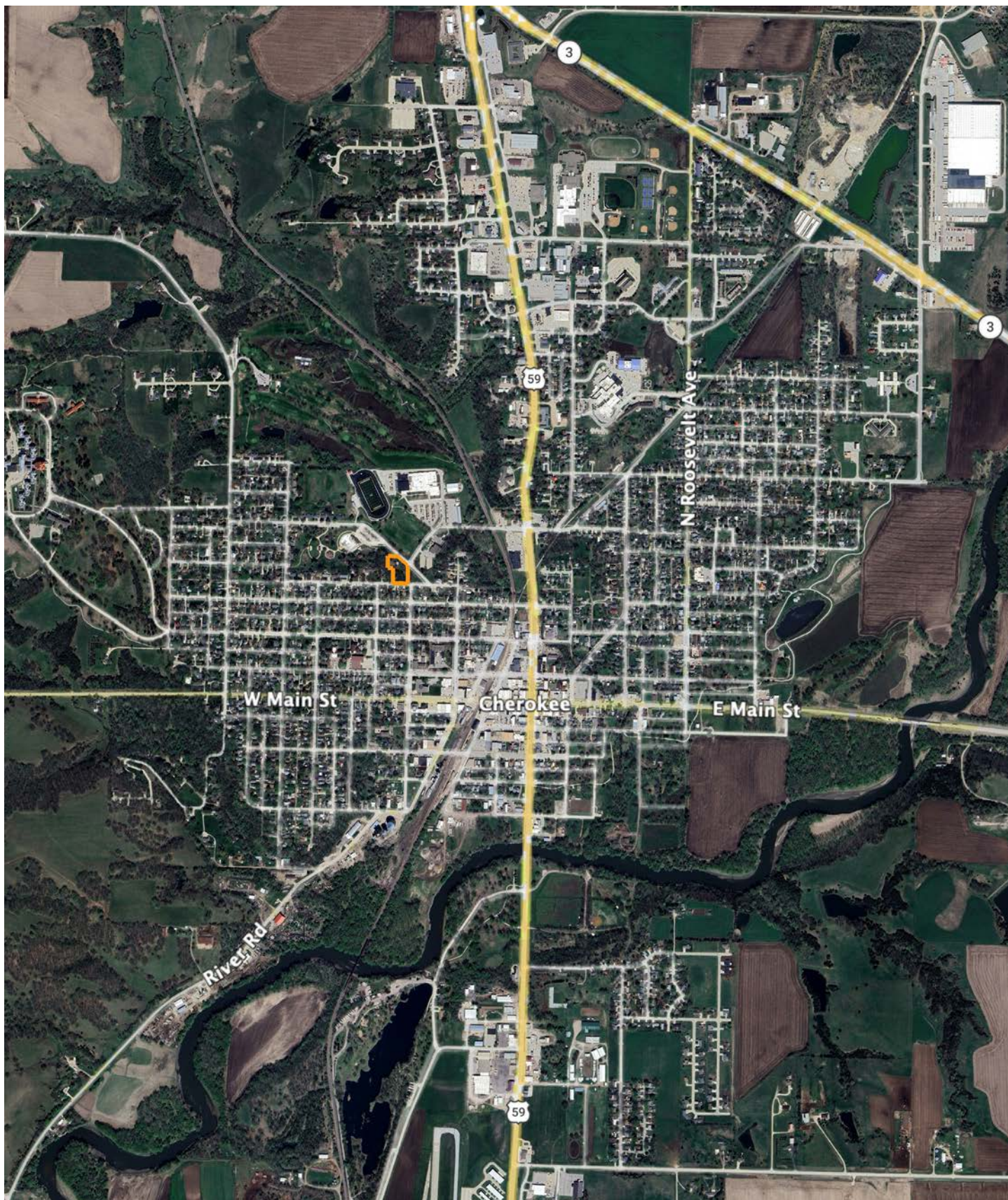
BACK DECK/PATIO



AERIAL MAP



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
515.368.6007
ALarson@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.