

Alan Hedegaard Homes

www.hedegaardhomes.com

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104 Mulberry Circle, Neola, Iowa
In the Whispering Creek Subdivision
3 bedrooms, 2 1/2 bathrooms and 3 car garage
\$189,500 Ready for Move-in!

Main Level

1,420 sq ft
Kitchen with oak cabinets and pantry
Dinette with patio door
Family room w/raised ceiling, w/fan and light
2 bedrooms with ceiling fans
Master bedroom with
~Walk-in closet
~Vaulted ceiling with fan and light
~Bath with 4' fiberglass shower
Main bath with 5' fiberglass tub/shower
Whirlpool electric range, dishwasher & microwave
Covered front porch
Rounded drywall corners
Low E Energy Star vinyl windows

Exterior

Maintenance-free vinyl siding
Partial brick front
Maintenance-free aluminum soffits and gutters
30 yr laminated asphalt shingles
Large 12' x 12' concrete patio
10,491 sq ft lot
Sodded yard with automatic sprinkler system

Basement

580 sq ft finished area
Half bathroom
Laundry room w/cabinet above washer
Water softener
Passive radon system
Natural gas water heater
One 6' x 3' basement window
9' poured concrete foundation
High efficiency furnace and air conditioner
Energy Star-rated insulation package

Garage

Oversized three-car attached garage
~935 sq ft
~Insulated, drywalled and painted
~16' x 7' insulated garage door w/opener
~9' x 7' insulated garage door w/opener

Informational

Tri-Center School District
City sewer, water and electricity
MidAmerican Energy natural gas
Pre-wired for cable and telephone

All of our homes significantly exceed ENERGY STAR specifications and are individually tested to ensure that they meet or exceed the EPA's National Building Performance Rating System. This means that you will save up to \$1,000/year compared to other similar non-ENERGY STAR homes.

