

Alan Hedegaard Homes

www.hedegaardhomes.com

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109 Willow Circle, Shelby, Iowa 3 bedrooms, 2 bathrooms \$165,000 Ready for Move-in!

Main Level

1,175 sq ft
Kitchen with oak cabinets
Dinette with patio door
Tile entry
Main floor laundry with cabinet above washer
Family room w/cathedral 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 fiberglass tub/shower
Whirlpool electric range, dishwasher & microwave
Covered front porch
Rounded drywall corners
Low E Energy Star windows

Basement

1,175 sq ft unfinished area
Roughed-in bathroom
Electric water heater
One 5' x 4' and one 5' x 3' basement window
9' poured concrete foundation
High efficiency furnace and air conditioner
Energy Star-rated insulation package

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
85' x 140' lot
Sodded yard with automatic sprinkler system

Garage

24' x 22'4" – Oversized two-car attached garage
~Insulated, drywalled and painted
~16' x 7' Garage door w/opener

Informational

AHST School District
City sewer, water and power
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. In addition, all of our homes feature highly-efficient CFL lighting. Your monthly bill for lighting will generally be 75% less than it would be with regular incandescent lighting.





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