

SW Cedar Rapids Home for Sale by Owner



\$209,000

**Offering Cash to Buyer:
up to 4% - \$8,400**

That's 80% of a downpayment!

3518 Water Point Rd, SW
Cedar Rapids, IA 52404

- Built in 2000
- 1808 square feet
- College Community School District
- 3 bedrooms
- 2 ½ bathrooms
- 2 car garage
- Full Basement
- Large Garden
- Tiled Gas Fireplace
- Custom Kids Playset
- Extensive Landscaping
- Storage Shed
- Fenced Back Yard
- Many Upgrades

This beautiful, SW side home is full of upgrades and features a convenient location just 10 minutes from downtown with easy access to Hwys 30 and 380. The large, landscaped back yard includes a custom-built cedar fence surrounding a generous organic garden, strawberry bed, and raspberry patch.

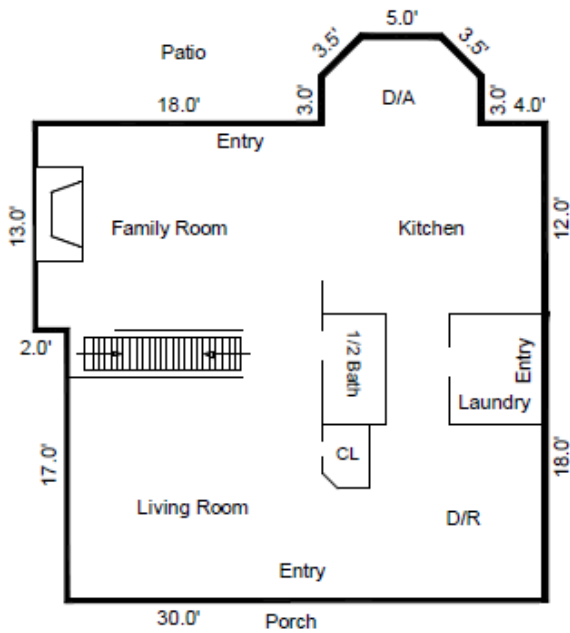
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First Floor

Family Room (13x18)



Dinette (10 x 7)



Kitchen (12x16)



Living Room (14x17)



Dining/Toy Room (14x17)

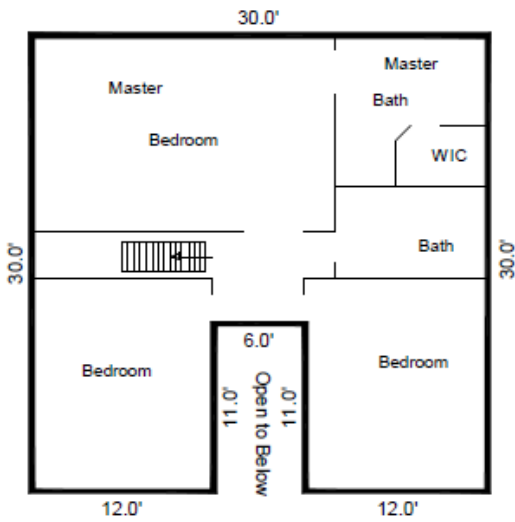


Second Floor

Master Bedroom (15x20)



Master Bathroom



Full Bathroom



Bedroom #1 (12x13)



Bedroom #2 (12x13)



Back Yard



Organic Raspberries



Organic Strawberries

“Panoramic” View



Garden



Custom Kids Playset



Clothes Lines

Fenced Garden Area (40 x 18)



Storage Shed (8x10)



Patio (20 x 12) & Herb Garden

House Highlights Sheet (1 of 2)

1. College Community School District / Prairie Schools
2. Easy access to Highways 151 & 30 – just 10 mins from downtown Cedar Rapids
3. Enlarged hardwood floor entry way
4. Hardwood floors in main level bathroom
5. Hardwood floors in kitchen and eat-in breakfast nook
6. Upgraded kitchen cabinets with crown molding
7. Upgraded swan stone sink in kitchen
8. Upgraded carpet option throughout the entire house
9. Ceiling fans in kitchen, family room, and all 3 bedrooms
10. Two story entry way/foyer
11. Beautiful wood and tile gas fireplace
12. Beautifully custom designed and built mirrored storage cabinets in family room
13. Upgraded and redesigned master bathroom and closet area with private commode
14. Upgraded sink faucets throughout house
15. All appliances included in price of home
16. Huge fully sodded front and back yards
17. Enlarged 12 x 20 patio
18. Completely New And Upgraded Roof (2003)
Upgraded shingles, upgraded venting system – all with a 30 year warranty

House Highlights Sheet (2 of 2)

19. Home has remained completely SMOKE-FREE
20. Full basement is plumbed for a 3rd full bathroom
21. Basement perimeter walls are studded and insulated
22. Two car attached garage with built in shelving and work bench
23. Laundry room with cabinets
24. Energy Star Rated Home / Energy Efficient Home
25. All Appliances – Energy Star Rated
26. Outdoor 8 x 10 storage building
27. Black vinyl chain link fence enclosing back yard
28. Cedar fenced garden area including:
 - 20 x 20 organic garden
 - 8 x 8 organic strawberry bed
 - 8 x 12 organic raspberry patch
 - 3 x 6 raised bed children's garden
 - 30+ cubic foot composter
29. Raised bed herb garden near patio
30. Multi-level wooden kids play set / swing set
31. Upgraded, insulating cordless window shades on main floor
32. Prairie Grass rain garden
33. Clothes lines – Save Money on Energy Bills!