3271 190th St, Ainsworth, IA 52201 9/23/2026

Owners have been completely remodeling this home and completing extensive updates and expansions to this home, sitting on 1.24 acres in Washington County.

Home is being sold AS-IS. The following details are based on the plans of the sellers. Since home has not been drywalled, it would be very easy for the new owner to make changes.

- 3,315 SF (estimated)
  - Lower level (per the county's diagram): 1500-225 (utility approx 15'x15') room = 1275 lower level finished area (3 bedrooms, 1 full bath, family room)
  - Main Level (per county): 1500
  - Upper level (per county): Primary suite, full bathroom, walk in closet, additional room 540sf
- 5 bedrooms, 3 full bathrooms
- Geothermal heating/cooling system is functional; HVAC is dual climate control
  - Zoned heating and cooling (primary suite has it's own zone)
  - Installed by Joel Venteicher; Ventiecher HVAC (319) 936-8284
- Home is fully insulated – fiberglass and spray foam
- Electrical is installed and functional; Outlets, fixtures etc will not be provided or installed (jetted tub is at the property)
  - 200 amp electrical panel in garage
- Septic is installed, with a grinder pump that feeds to the leech field
- Main floor living room with 'wood burning' floor to ceiling fireplace
  - Fireplace is functional
  - Vendor needs to provide fireplace door
  - fireplace is installed but finish work on fireplace will NOT be done
- double sliding doors from living room to deck; deck has a ledger board for an 30' wide deck (approx)
- Kitchen appliances are NOT included
- Drywall, flooring, stair railings, bathroom fixtures/cabinets, electrical fixtures, ceiling fans, etc have not been purchased.
- full wrap around, covered front porch
  - Front door to kitchen
  - Sliding door to dining room space
  - Passage door to garage
- Garage: 28x50 (1400sf)
  - East double garage door 16' x12'; concrete floor designed for installation of a lift for heavy equipment (flooring is 2" thicker) and floor drain
  - West double garage door is 16' x 9'
  - Heated flooring roughed in
  - 2 floor drains
  - Hot and cold water supplied to garage
  - 2x6 walls
  - 14' ceilings
  - Central vac system – oversized; with canister in garage
- Living room/family room:
  - 30'x20'
  - 2 story
  - Woodburning fireplace
  - 2 sliding doors to access future 30' deck

    - Picture window facing west
- 1st Floor full bathroom
    - Full bath of living room
    - Flooring prepped for ceramic tile
- 1st floor office/bedroom
    - Access off living room
    - Framed in closet
    - Flexible use
- Kitchen / dining area
    - Designed for a corner sink; location can be changed
    - Open space – 30’x18
    - Can lights in ceiling
    - Pex plumbing in place
    - Potential to finish this space in may different ways
    - Front door to access front porch
    - French door to access wrap around porch from dining area
    - Pictures windows facing east and west
- 2nd floor primary ensuite
    - Primary bedroom s 16’x17’
        - Vaulted ceiling; fully insulated
    - Primary bathroom
        - Roughed in for double sink vanity (up to 10’ wide), jacuzzi tub(6’x3’), toilet, walk in shower (7’x5’9”)
        - Walk in closet 11’6”x6’
        - West facing window is framed in (window unit is in the primary bedroom
        - 2 oversized exhaust fans – over shower and over jacuzzi tube
- Lower level family room 24’ x 28’
    - 9’+ ceiling height
    - Open stairs from main living room
- Lower level (rooms are framed in)
    - 3 bedrooms
    - 1 full bathroom stubbed in
    - Utility room (13’x11’)
- Well – private well located on the neighbor’s property; owner has a well easement (see plat)
    - Gingerich Well installed new well in May, 2024
    - 119 gallon pressure tank (oversized)
    - New pump & motor
    - New PVC piping
    - Well is functioning
- Whole house water filter
- RO System
- 2 Oversized water heat heaters (both are functional)
- Metal roof on entire home
    - solar panels installed on garage roof
- Original basement was replaced with poured concrete foundation. Entirely new foundation.
    - Goodwin raised home so new basement could be poured.
- Basement and garage floor are plumbed with in floor radiant heat
- Stove and dryer locations have gas or electric options in place