# Agent Full

## Residential — 807 Windus Ave — CRAAR




MLS#: **2607961** **RES - Active** List Price: **$195,000**
Area: **OT-E (East of I-380)** SubType: **Single Family**
Address: **807 Windus Ave** Sub-Category:
City/Town: **West Liberty** Zip Code: **52776**
County: **Muscatine** Parcel #: **0112255004**

Lot Size: **80 x 120** Acres: **0.220**
Possession: **At Closing**

ElemSchool: **West Liberty** Year Built: **1970**
Jr/Mid Sch: **West Liberty** New Constr: **No**
High School: **West Liberty**
Gross Tax: **$3,256** Net Tax: **$3,256**

Directions: **Hwy 6 To West Liberty, Turn West on 8th st. Go to end and turn left on Windus Ave, 4th House on the Left.**

**Recent:** **11/14/2026 : NEW**

### General Information

| | LL | L1 | L2 | L3 | Total |
|---|---|---|---|---|---|
| Bedrooms: | | **3** | | | **3** |
| Full Baths: | **1** | **1** | | | **2** |
| Half Baths: | | | | | **0** |

Total Rooms:
Basement: **Yes** Garage Size: **2 Car**
Bath Off MBR: **No**
MBR Level: **Level 1**
Condo Unit Lvl:

Abv Grd Fin SqFt: **1,128**
Low Lvl Fin SqFt: **500** Tot Liv SqFt: **1628**
Legal Description: **Per Abstract**

### Remarks

**Welcome home to this beautiful ranch with updates throughout! Step inside to find beautiful hardwood floors, a bright and inviting living room, and a spacious layout perfect for everyday living. The updated kitchen features white cabinetry, stainless steel appliances, modern countertops, and a convenient breakfast bar. Both bathrooms have also received updates, adding comfort and functionality. Downstairs, the spacious basement offers plenty of additional living or entertaining space and has just undergone professional waterproofing backed by a lifetime warranty, providing added peace of mind! Major exterior improvements include new siding, gutters, and roof, all completed in 2023. Outside, enjoy a generous fenced backyard with room to relax, entertain, or play, along with an attached two-stall garage. With so many big-ticket updates already completed, this home is ready for its next owner!**

### Features

Style: **Ranch**
Construction: **Frame**
Exterior: **Vinyl**
Garage: **2 Cars, Attached, Off Street Parking**
Basement: **Full, Pour**
Dining Feat: **Breakfast Bar, Eat-In Kitchen**

Fireplace:
Heating/Cool: **Central Air, Forced Air, Gas Heat**
Water/Sewer: **City Sewer, City Water**
Site Descrip:
Terms: **Cash, Conventional, FHA, VA**
Other:

Appliance Incl: **Dishwasher, Disposal, Dryer, Garage Door Opener, Microwave, Range, Refrigerator, Washer, Water Heater – Gas**

### Office Information

Agent Remarks: **Buyers to verify sqft and schools. Please allow 24 hr for response time on all offers.**
Special Instructions: **Please remove shoes and turn off all lights when finished.**
Owner/Lessor: **Per Record** Estate: Restricted: **N**

List Agent: **grahamethan121 - Ethan Graham - Cell: 319-777-1254**
List Office: **CEPIQ - Epique Realty - Office Phone: 319-540-1002**

List Date: **11/14/2026** Expire Date: **05/14/2027**

DOM: **2**

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. BUYER(S) TO VERIFY ALL INFORMATION.