



**Hawkeye
Farm Mgmt &
Real Estate**

ELEGANT EXECUTIVE HOME FOR SALE IN BEAR CREEK SUBDIVISION

High End Finishes - Outdoor Oasis - Prime Location



39 TIMBERVIEW ESTATES DRIVE, OTTUMWA

\$462,500



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The HOME

Discover the perfect blend of luxury and countryside charm with this stunning executive home in the desirable Bear Creek Subdivision.

Key Features

- Built in 2005
- 4,688 Total Square Feet
- Annual Taxes \$5,624
- 3 Bedrooms
- 3 Full Bathrooms
- Tall Tray Ceilings
- Hardwood Floors
- Main Floor Laundry
- Kitchen Features
 - Ample Cabinet Space
 - Marble Countertops
 - Stainless Steel Appliances
 - Island with Bar Seating
 - Walk-In Pantry
- Stunning Primary Bedroom & On-Suite
 - Large Double Vanity
 - Beautiful Shower
 - Jetted Tub
 - Private Toilet Room
 - Walk-In Closet with Shelving
- Full Walk-Out Basement
 - Second Living Area
 - Versatile Workshop
 - Substantial Storage Space



The OUTDOORS

Step outside to enjoy the expansive outdoor space. Set on two lots with lush tree coverage, the property exudes a tranquil country feel within a refined subdivision. A delightful patio, surrounded by established landscaping, creates a perfect setting for relaxation and outdoor gatherings.

Key Features

- 1.867 Total Acres
- New Roof August 2024
- New Septic 2023
- Delightful Patio
- Established Landscaping
- Stylish Metal Fence
- Concrete Driveway
 - Could be Heated
- 2 Car Attached Garage
 - Floor Drains
 - Heater for Additional Comfort
 - Concrete Floors
 - Additional Storage Space



Other

PROPERTY DETAILS

United
Country
Real Estate

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- Southern Iowa Electric - Average Electric \$136
- MidAmerican Energy - Average Gas \$66
- Wapello Rural Water - Average Water \$60 (Estimate for a 2 person household)
- Septic System (New in 2023)
- Mediacom or Fiber Optic Internet (Fiber Optic Option Installed in August 2024)
- Asphalt Shingle Roof (New in August 2024)
- Central Air (Installed in 2005)
- Lennox Forced Air Furnace (Serviced Annually, Installed in 2005)
- Rudd 50 Gallon Hot Water Heater (Installed In 2022)
- 200 Amp Electrical Service with a 100 Amp Subpanel
- Poured Concrete Walls
- Annual HOA Dues of \$700 (\$350 Due in January and \$350 Due in March)
- Annual HOA Dues for Road Maintenance of \$200 (Due in September)

Call Allyson at 641-799-3031 or
Olivia at 641-777-1345 to schedule your tour!

The above information, although believed to be accurate, is not warranted or guaranteed by the owner, listing firm, or listing agent.