



# Decorah One-of-a-Kind Eastlake Victorian home on three lots in a Great Neighborhood

## Home for Sale: 807 Maple Avenue Decorah, Iowa 52101

Unique well-maintained home with original Eastlake architecture, woodwork, inlaid floors, custom kitchen and infrastructure updates throughout. Perfect location near schools, grocery stores, services and downtown. The home is located in a quiet, stable well-kept neighborhood.

Constructed in 1896 by CM Goddard on the middle three lots of the 800 Maple Avenue block.

The first floor features beveled-glass entry doors, four pairs of pocket doors and inlaid hardwood floors. The south exposure living room has original restored fireplace and bay windows. An adjacent entertainment room is connected by a pair of pocket doors. On the north side a music parlor opens to the dining room through a pair of pocket doors. The dining room features a built-in, pass-through butler buffet to the kitchen and bay windows. A custom built eat-in kitchen that matches the existing woodwork is in the rear of the home. A half bath, coat closet and storage closet serves the first floor. The home features an open grand front stairway and a rear servant stairways provides dual access to the second floor. An additional stair entry provides access to a basement and tuck-under garage.

The second floor has 4 bedrooms, large laundry/hobby room with utility sink, full bath with shower and separate tub, a second full bath with tub/shower, linen closet and walk-up attic entrance.

The home is economically kept warm by a high-efficiency natural gas hot water boiler with radiant heat and indirect-fired domestic hot water heater. All supply plumbing has been upgraded with copper pipe. Electric service entrance and all wiring are modern. A 50-year transferable warranty metal roof installed in 2015. Three car storage: single stall heated basement garage with opener, and a two-car 24 X 24 architecturally matched garage built in 2005 that features door openers, stereo, enclosed party porch with fan. The chemical free yard features a fenced 30' X 20' garden and plenty of space for yard play. Driveways and retaining walls are cement with the access alley overlaid with asphalt in 2014. The seven mature white oaks are healthy and pruned in the winter of 2016. Four Sugar Maples, Black Hills Spruce, Red bud, American Chestnut, Alberta Dwarf evergreen and assorted shrubbery complement the Oaks.

B&B potential with off-street parking. Room for a Granny Pod in garden space or create an apartment within home for a relative or friend.

### For Sale by Owners :

#### Robert & Karen Fitton

Phone: 563-380-5912

Email: 807mapleave@gmail.com

Price: **\$395,000**

Terms: Normal Sale, cash

#### R-Residential

Lots 4,5,& 6 Blk 9 Wheelers  
Decorah Comm. School District  
Wood lap siding  
Cedar shake rain skirt  
Metal shake roof  
Insulated attic floor  
Exterior flood lighting  
Whole house fan  
Five color exterior paint palette  
Marvin & Pella windows used on first floor replacements.  
150-Amp circuit breaker service with surge suppression.  
Water supply that never freezes.  
Cast sewer line that is problem free  
Copper plumbing for all supply lines. Stone & block foundation interior tuck-pointed in 2016. New tuck-under garage door in 2016.  
2016 taxes \$4,820  
2016 Budget bill heat \$74/month  
Property is three lots with 18,600 SF (0.43 acres ) of land with buffer zones between neighbors and a chemical free lawn  
3,430 SF living space on 1 & 2  
1715 SF of basement utility space  
1715 SF of walk-up attic with high ceiling and potential living space.